

THE JOURNAL

Friday, September 2, 2005

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Sports Summer with East Bay Xplosion helps hoopster draw attention [C1]

Arts & Leisure 'Enchanted April' transports theatergoers to a simpler time [C10]

Building boom drives up values, revenue

Residents like the community and want to stay, but growing families crowd older homes

By Alan Lopez
STAFF WRITER

EL CERRITO — A two-bedroom, one-bath home on Carmel Avenue was perfect when Marion Christ and her husband Stephen Zavestoski relocated from Rhode Island three years ago. But they've since moved their

bed into a sunny basement area and have their two young children — 3-year-old Claire Zavestoski and 15-month-old Luc Zavestoski — sleeping in the bedrooms.

The increasingly cramped quarters has prompted the couple to seek city approval for a second-story master bedroom and office addition to their home.

"A lot of families can deal with it," Zavestoski said. "They can put their kids in the same room. But we tried it, and it didn't work out."

Zavestoski and Christ are part

of a building boom in El Cerrito that's helping drive up tax revenues and prompting the city to hire more people in its building and planning departments. It's also raising questions about whether the younger families moving in will stay.

Many El Cerrito homes were built in the 1920s, with a majority built in the 1940s and 1950s, said building official Brian Fenty. As the city's older population dies or moves away, younger families are moving in and finding they want to renovate or add space.

"People like the community and don't seem to want to leave," said Planning Manager Jennifer Carman. "It's been a challenge for some folks to figure out how to get the square footage they need."

It may be a regional trend that has now taken off in El Cerrito. In Albany, where home additions are the "bread and butter" of that city's planning department, they've remained relatively flat for the past five years, Associate Planner Billy Gross said.

See HOMES, Page A9



STEPHEN ZAVESTOSKI, his wife Marion Christ and their daughter Claire, 3, and son Luc, 15 months, sit on the front porch steps of their El Cerrito home on Tuesday. The family wants to add an upstairs addition to their home in the spring.

Old El Cerrito High School now a memory



DANCE TEACHER JACQUELINE BURGESS instructs her Jazz 1 class in one of the 87 portable classrooms on campus at El Cerrito High School on Tuesday. The school district estimates that students will be going to class in portables until 2008, when the new campus is scheduled to be built.

■ Campus now consists of dozens of portables, but clean bathrooms and air-conditioning ease the inconvenience

By Alan Lopez
STAFF WRITER

EL CERRITO — A sea of tan portable buildings has replaced the old El Cerrito High School campus, and though it may be cramped many say it's also an improvement.

"I like the fact that the bathrooms are cleaner," said senior Sierra Robinson. "It's much better than last year's."

The school district estimates that students will attend the temporary campus until 2008, while El Cerrito High School is rebuilt.

The permanent campus, built in the 1930s, is now little more than mountains of rubble topped off by red and yellow construction equipment and encircled by a green mesh fence. A ripped-up piece of the north wing waited to be knocked down last week.

"I miss being in the old building," said sophomore Sarah Abelson. "But it's really nice to have air conditioning in the portables, even though it is really crowded and cramped."

The construction site sits just north of the portable campus. A sign on the west side warns that "Danger" lies ahead and that it will accept "authorized personnel only."

Construction of the portable campus started in March with the clearing of the baseball and soccer fields, district engineering officer Bill Savidge said.

Construction crews installed storm drains, underground utilities, and then at the end of May, poured asphalt over

See PORTABLES, Page A10

School district may sell land for redevelopment

■ Agency considers buying property underneath the senior center to expand it and the library

By Alan Lopez
STAFF WRITER

The El Cerrito Redevelopment Agency is looking into buying land that runs underneath the senior center as it explores a possible expansion of that building as well as the city library.

A committee of the West County school district board has recommended that the district, which owns the property, declare it as "surplus" to the district's needs. That will allow the district

to legally sell the land to the city. Vince Kilmartin, the school district superintendent of operations, said that while any public entity may bid for the property, he expected the El Cerrito Redevelopment Agency to be the only bidder.

"The school district will get the appraisal of the property — a fair market value — which is a significant amount of money," Kilmartin said. "We'll also get joint use of the (new) library facility."

The West County school district has been more aggressive in recent years about partnering with cities on projects that will benefit both, Kilmartin said.

In Pinole, the city has part-

nered with the school district to build an all-weather track at Pinole Valley High School, said Jim Schutz, Pinole's assistant to the city manager.

In May, the Pinole Redevelopment Agency agreed to contribute \$2 million toward the \$5.5 million cost of building a new gym and all-weather soccer field at Pinole Middle School.

"There's been several of these projects," Schutz said. "We've partnered together with the idea that the better the schools are in Pinole, the better Pinole is."

El Cerrito City Manager Scott Hanin said the Redevelopment Agency wanted to purchase the land underneath the senior center so that it could look at ex-

panding the library or senior center, or both.

If the school agrees to sell the property, the Redevelopment Agency may consider purchasing it at an October meeting, he said.

The 1.1-acre parcel consists of land that runs underneath the senior center parking lot just south of the library. It includes the senior center, which sits south of the parking lot, and south of that, a playground and blacktop area used by Fairmont Elementary School.

Fairmont sits west and across the street from the senior center at Stockton and Lexington avenues.

See SENIORS, Page A10



THE EL CERRITO REDEVELOPMENT AGENCY is interested in buying the land underneath the El Cerrito Senior Center as it looks at expanding the center as well as the library. The property is owned by the West Contra Costa County school district.

INSIDE

At the Library

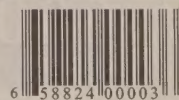
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NEWS BRIEFS

Albany

Feedback requested on park plans

The city is asking for feedback from residents about the improvements it plans to make to Memorial, Ocean View and Terrace parks.

The city is planning to begin construction on the improvements from mid-2006 to early 2007.

The improvements include new turf and drainage, playground replacement, restroom renovation, new landscaping, picnic area enhancements and more.

The Albany Parks and Recreation Commission and landscape architect John Cahalan will present recommendations for the three parks at 7 p.m. Thursday at the Albany Community Center, 1249 Marin Ave.

There will be two versions of the improvements for each park with different price tags.

Following resident feedback, the plans will go before the City Council for a recommendation on Oct. 3 and for final approval at a November meeting. The city has posted the plans online at www.albanyca.org. For more information, call 510-524-9283.

— Alan Lopez

Coastal Cleanup day set for waterfront

Coastal Cleanup Day will be held at the Albany waterfront from 9 a.m. to noon on Saturday, Sept. 17. Residents should meet at the waterfront trail park and beach at the foot of Buchanan Street, and bring gloves, a hat, sunscreen and sturdy shoes. For more information, call 510-528-5766.

— Alan Lopez

Renovations nearly done at Marin school

The construction vehicles and debris that greeted students this year at Marin Elementary School will likely vanish in about four weeks as the district completes some construction there.

The district is completing a disabled access ramp in the front of the school, and is finishing some improvements in the school bathrooms, said School District Superintendent Willie Wong.

The district started the construction project this summer. It replaced the school roofs, the heating and ventilation system and utilities, which includes new fire alarms, smoke detectors and Internet wiring.

It also replaced the bathroom fixtures, upgraded the plumbing, and fixed the sinks in the classrooms to meet federal standards for people with disabilities, Wong said.

Plywood partitions divide the bathroom toilets, and the district will replace those with permanent fixtures in the coming weeks, said Wong. Crews will also paint and test the new utilities and the ramp for the disabled.

Funded by state money and a bond measure Albany voters approved last November, work crews will return to complete the \$3.5 million Marin School renovations next summer, when it repaints the school exterior and resurfaces and restripes the asphalt playground.

Following that, the district will renovate Ocean View Elementary School and Cougar Field.

— Alan Lopez

Coach fined, must work on anger

Youth soccer coach Mauricio Alvarez must pay \$115 restitution to the referee he attacked in November, an Alameda County Superior Court Judge ruled recently.

The amount represents the uninsured medical expenses of the referee, Bruce Greenlee, and will be paid through the county's central collections office.

Alvarez pleaded no contest in July to two misdemeanor battery counts and was sentenced to 30 days' service with a sheriff's work detail and a \$120 fine.

Judge Carol Brosnahan suspended the balance of the two-year maximum sentence Alvarez could have gotten and put him on court probation for three years.

Alvarez must also attend 32 anger-management classes and a refereeing course, Brosnahan ruled. He is due back in court in September to submit a progress report.

Alvarez was accused of punching and kicking Greenlee in a dispute over player credentials during a match in Albany's Memorial Park last Nov. 20.

The alleged attack occurred during halftime at an Alameda-Contra Costa Youth Soccer League end-of-season tournament match of 8- and 9-year-olds.

— Tom Lochner

El Cerrito

City to discuss new zoning ordinance

El Cerrito will hold a planning commission meeting Wednesday to discuss the draft of the city's new zoning ordinance. The ordinance includes new regulations for cell phone antennas, as well as changes to height limits and creek set-backs. Overall, the city is attempting to update the zoning code to comply with the city's 1999 general plan.

El Cerrito expected to release a draft of new cell phone antenna regulations today.

The city had expected to release the draft last week, but it was delayed, said Planning Manager Jennifer Carman. When released, the regulations will be available online at www.el-cerrito.org or at City Hall, 10890 San Pablo Ave.

The city will release sections of the zoning ordinance through Sept. 9. Residents can view the ordinance online at www.el-cerrito.org or at City Hall, 10890 San Pablo Ave.

The planning commission meeting will be held at 7:30 p.m. at the Council Chamber, 7007 Mooser Lane. For more information, call 510-215-4330.

— Alan Lopez

ALBANY POLICE REPORTS

Monday, Aug. 22

■ **OUTSTANDING WARRANT** — At about 10:30 p.m. officers responded to reports from a woman that her 17-year-old friend, who lived on the 900 block of Fillmore Street, was being verbally abused by the mother's boyfriend. Upon investigation, they found that the friend had overreacted. A further check found that the mother had an outstanding warrant from Alameda regarding a stolen car in the amount of \$5,000 and one from Santa Clara for driving with a suspended license in the amount of \$406. She was arrested.

Tuesday, Aug. 23

■ **TWO AUTO BREAK-INS** — During the night, someone broke into a white 1993 Honda Civic parked on the 900 block of Ordway Street by breaking the driver's side window and stole items from inside. A green 1999 Honda Civic on the 1000 block of Ventura was also broken into.

■ **PLAYHOUSE STOLEN** — Someone stole a playhouse from the schoolyard on the 700 block of Jackson Street.

Wednesday, Aug. 24

■ **HONDA STOLEN** — During the night someone stole a green 1993 Honda Accord parked on the 1200 block of Garfield Street. There were no witnesses.

■ **NO BAIL WARRANT** — Officers arrested a 41-year-old Richmond man on the 500 block of Pierce Street for a no-bail warrant from Contra Costa County for domestic violence.

Thursday, Aug. 25

■ **APARTMENT BREAK-IN** — During the night someone broke into an

apartment on the 700 block of Madison Street by breaking open the door. The apartment was vandalized and items taken. There were no witnesses.

■ **OUTSTANDING WARRANTS** — A 42-year-old Oakland woman, driving a blue 1990 Nissan Maxima, was stopped for a vehicle code violation. She was arrested for two outstanding warrants totaling \$5,493 for driving with a suspended license. Her vehicle was impounded.

■ **OUTSTANDING WARRANT** — At about 11 p.m., officers arrested a 50-year-old woman near Solano and Ventura avenues for outstanding Albany warrants totaling \$1,142 for disorderly conduct and dangerous use of a bicycle.

Friday, Aug. 26

■ **HOME BURGLARY** — At about noon a resident on the 800 block of Pomona Avenue reported that he had returned home and discovered his home had been burglarized and he was not sure whether the suspect was still in the house. Officers searched the home and area and found them clear.

■ **ASSAULT** — Officers arrested a 46-year-old Berkeley man in a parking lot on the 1400 block of Solano Avenue for assault with a deadly weapon when he became angry with another person and hit him with his black 1985 Toyota Corolla. Paramedics responded and transported the victim to the hospital.

■ **OUTSTANDING WARRANT** — At about 7:30 p.m. officers responded to reports of a physical altercation at Kellee's Bar on the 900 block of San Pablo Avenue. They arrested a 42-year-old man for an outstanding BART warrant for disorderly conduct and for a probation violation.

■ **AUTO BREAK-IN** — An Albany

man reported that he parked his green 1995 Cadillac on the 500 block of Pierce Street for an hour and during that time it was broken into and items stolen from inside. The steering column and ignition were also damaged.

■ **AUTO BREAK-IN** — A resident on the 700 block of Pierce Street reported that she had parked her gold-colored Toyota Rav4 in her driveway for about an hour and someone went through it and stole items.

■ **WINDOW BROKEN** — At about 9:30 p.m., someone threw a pipe through the front window of a residence on the 1000 block of Masonic Avenue. The neighbor reported hearing a vehicle in the area. Officers are investigating.

Saturday, Aug. 27

■ **TV AND VCR STOLEN** — Someone broke into a classroom at Marin School and stole a TV and a VCR. There were no witnesses.

■ **HONDA RECOVERED** — San Pablo police reported locating a green 1993 Honda that had been stolen from Albany.

Sunday, Aug. 28

■ **NISSAN RECOVERED** — Officers located a blue 1990 Nissan Maxima on the 700 block of Solano Avenue that had been stolen from San Pablo on Aug. 15.

■ **OUTSTANDING WARRANT** — Officers arrested a 61-year-old Richmond man driving a 1982 Honda who was dumping glass at a business on the 600 block of Cleveland Avenue. The man was found to have a no-bail warrant from Contra Costa County for DUI.

■ **COINS AND CASH STOLEN** — Someone stole \$8,000 in antique

gold coins and cash from the 500 block of Madison Street. There were no witnesses.

■ **OUTSTANDING WARRANT** — Officers arrested a 23-year-old man on the 600 block of Pierce Street for an outstanding Albany County warrant for failure to pay \$25,000.

Monday, Aug. 29

■ **DUI** — At about 3:30 a.m., officers arrested a 33-year-old man, driving a 1990 Chevrolet pickup near San Pablo and Marin avenues, on suspicion of driving an officer and driving on a chance.

■ **HOME BREAK-IN** — Over the weekend someone broke into a residence on the 700 block of Madison Street. There were no witnesses.

■ **TWO ARRESTED** — At about 2 p.m., officers arrested a 21-year-old Bakersfield man attempting to steal an item from the Target store on the 600 block of Eastshore, and a 38-year-old woman for offenses involving target store.

Weekly summary

During the week of Aug. 22, towed nine vehicles, removed false alarms, attended to injured animals, assisted in locked out of their homes and responded to two reports of barking dogs. In the domestic violence cases, officers responded to 22 calls and 146 on assault, stopped 70 vehicles or persons, stopped 22 citations and 48 warrants. Firefighters responded to two fire calls and medical emergencies.

EL CERRITO POLICE REPORTS

Tuesday, Aug. 23

■ **CELICA STOLEN** — A 2003 Toyota Celica was taken sometime between 3 a.m. Aug. 23 and noon the next day from Yosemite and Avila avenues.

■ **EMBEZZLEMENT ARRESTS** — Between 3 p.m. and 4 p.m., police arrested two employees on suspicion of embezzling store property at Orchard Supply Hardware.

■ **SATURN STOLEN** — Police recovered a stolen 1993 Saturn SL on the 1800 block of Elm Street. The owner reported the vehicle stolen to Richmond police the previous day.

Wednesday, Aug. 24

■ **CIVIC RECOVERED** — Police recovered a stolen 1991 Honda Civic at 5:51 p.m. on the 1300 block of Elm Street. A man wearing a T-shirt with the words "Bring It On" was seen in the vehicle about 20 minutes beforehand.

Thursday, Aug. 25

■ **STOLEN PURSE** — A woman's purse was stolen after she left it on the driveway of her home for two minutes on the 900 block of Arlington Boulevard. The resident also left golf clubs in the driveway, but they were not taken.

■ **AUTO THEFT** — The stereo of a 1997 Toyota Tercel was taken from the 3000 block of Yolo Avenue. The stereo was worth more than \$300, according to police records.

■ **AUTO THEFT** — The stereo from a 1996 Toyota Corolla was taken from the 3200 block of Belmont Avenue. Someone had broken a side window to gain entry to the vehicle. The

stereo was worth \$300.

Saturday, Aug. 27

■ **RAV4 TAKEN** — A silver 2005 Toyota RAV4 was taken from El Cerrito Plaza, near Petco.

■ **SHOPLIFTING ARREST** — At 4:35 p.m., police arrested a boy on suspicion of shoplifting two video games worth \$99.98 at Target.

■ **ARMED ROBBERY** — A man walking home handed over his wallet to an armed robber at 12:10 a.m. on the 6700 block of Cutting Boulevard. The robber pointed a silver automatic handgun at the victim and ran away after taking the wallet.

■ **FRAUD ARREST** — At 2:14 p.m., police arrested a man on suspicion of attempting to cash a counterfeit check for \$900 at Bank of America in El Cerrito.

■ **ROBBERY** — Police arrested two brothers while searching for two other men who had injured a woman while committing a robbery on the 400 block of Liberty Street. At 1:34 p.m., a man brandished a knife and took two women's purses. During the robbery, he threw an elderly woman to the ground, dislocating and breaking her arm. The man fled in a vehicle driven by a second man. At 2:09 p.m., while looking for the robbers, a police officer stopped a driver for a vehicle code violation at South 49th Street and Potrero Avenue. Police followed the 35-year-old Richmond resident after he ran off and arrested him at Berk near State avenues in Richmond. Police also arrested his brother, a 23-year-old Richmond man, who had taken the driver's keys and refused to give them to police. The driver had a no-bail warrant for failing to appear in court on a DUI charge and had three DUI convictions over 10 years, ac-

cording to police records. When arrested Saturday, police say he had a blood alcohol level of .2, more than twice the legal limit. Earlier this week, police had not arrested anyone in connection with the robbery.

Sunday, Aug. 28

■ **MULTIPLE BURGLARIES** — Residents reported multiple vehicle burglaries over night on the 3200 block of Santa Clara Avenue. A burglar or burglars used tools to break into vehicles and then took stereos, CD players and change. The burglaries occurred Saturday night and into Sunday morning.

■ **TOOLS STOLEN** — Some \$3,000 worth of tools were taken from the El Cerrito High School construction site sometime during the early morning hours of Aug. 28. The burglar or burglars used bolt cutters to break open a padlock and chain on Eureka Av-

enue, according to police records.

■ **CIVIC STEREO STOLEN** — The stereo of a Honda Civic was taken sometime between 11:30 a.m. Aug. 28 and 10:30 a.m. Aug. 29, from the 5700 block of El Dorado Highway.

■ **DRUG ARREST** — Police arrested a Richmond man on suspicion of possessing a small amount of marijuana at Carlson Boulevard and Highway 24. He was on parole for manufacturing drugs, according to police records.

■ **TRAFFIC INQUIRY** — Complaints of neck and back pain were transported to Doctor's Center following a traffic stop at Carlson Boulevard and Fairview Avenue. The two vehicles collared the injured driver attempted to east onto Fairmount from the front of the other vehicle. The driver did not report any injuries.

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Subscriptions are \$30 per year if carrier-delivered within the Journal's circulation area. Mail subscriptions within the United States are \$75 for six months or \$150 per year. To subscribe or report a delivery problem call 800-598-4637.

EDITORIAL

TO REPORT AN ERROR: Call the newsroom at 510-262-2724. The Journal strives for accuracy, but should an error occur, a correction will be published in the next edition.

SUBMISSIONS: All items for publication should reach us 10 days in advance of publication and may be mailed, faxed or e-mailed.

NEWSROOM: 510-262-2724
E-mail: journal@ctimes.com
Fax: 510-262-2776

EDITOR Craig Lazzarotti: 510-262-2724 • clazzarotti@ctimes.com

NEWS STAFF:
Alan Lopez: 510-243-3578
alopez1@ctimes.com
Martin Snapp: 510-262-2787 or msnapp@ctimes.com

SPORTS
Phil Jensen: 510-262-2739
pjensen@ctimes.com

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Dennis Evansky: 510-748-1665

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Fairyland personalities update their stories

TWO WEEKS AGO, I wondered aloud what had become of the Children's Fairyland storybook personalities of yesteryear, such as Anna Popopop, who said back in 1964 that she wasn't sure what she was going to do when she grew up.

"It all depends on who I marry," she said. "If he's a doctor, then I'll be a doctor. If he's a writer, then I'll be a writer. But if he's not, then I'll be a housewife. I'll have to be an actress to support the family."

Well, I heard from her mother, Vivian Barron, who says Anna is starting her senior year at Michigan. She hopes to do HIV work in the Peace Corps in Africa after graduation, then return to get a master's degree as a nurse practitioner or medical social worker.

"Thus, she will become neither a writer nor an actor!" says Barron. "She says she does not currently consider the size or the potential size of a boyfriend's wallet when she dates."

Alas, Anna won't be able to make it to the storybook personalities reunion Sept. 17. But lots of others will, including Stephen Isom, who was Raggedy Andy in 1978.

My Fairyland Lifetime Pass was lost when my home was burned in the '91 Oakland firestorm, so I haven't seen the book in many years," he says. "With two kids of my own now, I'm really looking forward to stopping by to see how things have changed since the late '70s."

In 1972, 11-year-old Jodie Prala Russi became the first dark-haired Alice in Wonderland. When she told her mother she was going to audition for the part, her mom said, "Why not Red Riding Hood?"

Jodie, I don't think they've ever had a Hispanic Alice!

But she went for it anyway, thanks to Burton Weber, the man who invented the storybook personalities program.

"I asked him if he thought I had a chance. He told me that the original Alice that Lewis Carroll wrote about had dark hair, but when it came time to complete the illustrations for the book, the illustrator portrayed her as a blond. He said the original Alice could be dark-haired, so could I."

Speaking of Alice, I erred



MARTIN SNAPP
Snapp Shots

when I said the first one was Beth Wardschaw.

"It was spelled 'Werschkul,'" says Karen Noel. "Beth graduated from Oakland High with me in 1968, and she reminded us daily that she was the first Alice!"

Incidentally, Noel has her own claim to fame: She was the first child to ride the Jolly Trolley.

"My grandfather, Ed Spring, did the electrical wiring for the Jolly Trolley, and I got the very first ride (unbeknownst to Fairyland) before it was christened! Ah, the good old days!"

In 1953 Fairyland held a writing contest. Here's Judith Kuhlman Weitzner's grand prize winner: "Have you heard the story of Willie the Whale? Well, I'm here to say it's a mighty fine tale. You can get in his mouth and slide down to his tummy. You feel like his lunch, and he thinks you're just yummy."

"I was a student at Bella Vista Grammar School and won a slide projector, screen, and several sets of slides for the school," she says. "They were presented to me by Mr. (William Penn) Mott. I still have the newspaper photo, and I just had my 64th birthday!"

It would take several columns to print all the delightful reminiscences I've heard from former storybook personalities. Suffice it to say, it's going to be a great reunion.

Suesan Grabia, who still has her Raggedy Ann costume from 1977 — "the most exciting year of my childhood life" — asks, "Can we bring family to the reunion? Or is it exclusively for storybook characters?"

By all means, bring the family. They were a big part of your Fairyland experience when you were little. Why should it be any different now? RSVP by calling 510-452-2259 or e-mailing development@fairyland.org.

Reach Martin Snapp at 510-262-2768 or e-mail msnapp@cctimes.com.

PET OF THE WEEK

BERKELEY — The following animals may be available for adoption at the Berkeley-East Bay Humane Society.

Dogs: 10-month-old female mix blue merle; 2-year-old female Chihuahua mix tan; 1-month-old male pit bull/Lab mix tan; 6-month-old male shepherd mix white & brown; 10-month-old male terrier mix gray; 1-year-old male collie/shepherd mix white; 6-month-old male shepherd mix black; 10-month-old male border collie mix black and white; 10-month-old female cattle dog mix black and white; 11-month-old male basset hound mix brown; 1-year-old female rottie/shepherd mix black and tan; 1-year-old female American Eskimo/terrier mix white; 3-year-old female Chihuahua mix brown; 9-year-old female rottweiler black and tan; 2-year-old female pit bull mix white and white; 2-year-old male spaniel mix brown.

Cats: 2-year-old male DSH black; 1-year-old female DSH gray; 1-year-old male DMH gray and white; 5-year-old female tortoiseshell; 1-year-old female DSH tortoiseshell; 4-year-old female DLH tortoiseshell; 3-year-old female DSH gray tabby; 1-year-old female DSH Torbie; 4-year-old female DSH dilute tortoiseshell; 8-year-old female Maine Coon tuxedo; 3-year-old DLH/Maine coon black tabby;



BERKELEY-EAST BAY HUMANE SOCIETY
MERMAID is a 4-year-old tortoiseshell female domestic long-hair cat, and may be available for adoption at the Berkeley-East Bay Humane Society.

kittens of various ages, sizes and colors.

(DLH: Domestic long hair; DMH: domestic medium hair; DSH: domestic short hair).

Adoption fee: dogs \$125; cats \$100; rabbits \$40 — including spaying/neutering and age-appropriate shots. There is an overnight hold period. The Berkeley-East Bay Humane Society is located at 2700 Ninth St., Berkeley. Hours are 12 p.m. to 7 p.m. Tuesday through Saturday and 12 p.m. to 5 p.m. Sunday. Visit berkeleyhumane.org or call 510-845-7735.

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FACES AND PLACES

Podiatrist honored at statewide convention

Dr. Anthony Poggio of El Cerrito has been named podiatrist of the year, the highest award given to a member by the California Podiatric Medicine Association.

The award is based upon service to the podiatric profession and to the community. It was presented this year at the association's annual convention in Anaheim in June. Poggio's office is located in the El Cerrito Plaza at 400 Evelyn St.

■ ■ ■
The El Cerrito Soccer Club will celebrate opening day for its fall season Saturday at Cerrito Vista Park on Moers Lane beginning at 8:30 a.m. The event features a parade of players, 4-on-4 soccer games, clinics and snacks.

For more information call, 510-414-1039.

■ ■ ■
Memorial Park will host free concerts from 6:30 p.m. to 8 p.m. every Thursday in September.

The Spirit of '29 Dixieland Jazz Band will perform on Sept. 8; Mark Russo and the Classy Cats on Sept. 15; La Familia on Sept. 22; and The Shots on Sept. 29.

For more information about the Music in the Park series, call 510-524-9283.

■ ■ ■
This year's Albany Citizen and Youth of the Day dinner will be held Wednesday at the Albany Bistro. Cocktails will be served at 5:30 p.m. followed by a four-course dinner at 6 p.m. The cost is \$25.



CALIFORNIA PODIATRIC MEDICINE ASSOCIATION
DR ANTHONY POGGIO, left, is

presented the podiatrist of the year award by Dr. Jeff De Santis, president of the California Podiatric Medicine Association, at the association's annual convention in June.

Arthur Longpre is the citizen of the year, and Candace Jones is youth of the year. For more information, call the Albany Chamber of Commerce at 510-525-5771.

■ ■ ■
This year's Solano Stroll will offer free electronic waste recycling near the BART tracks. Organizers will accept mercury thermometers, household batteries, compact fluorescent lamps, televisions, VCRs, DVD players, cell phones, modems, keyboards, answering machines and more.

An additional electronic waste-recycling event will be held from 9 a.m. to noon on Saturday, Sept. 17, at the Berkeley Marina during the annual shoreline clean-up.

Save the Bay will offer discounted bay-friendly car washes on the coastal clean-up day from 11 a.m. to 5 p.m., at Kaddy Car Wash, 400 San Pablo Ave. in Albany.

Save the Bay and the East Bay Municipal Utility District are also offering bay-safe digital thermometers at the stroll to people who trade in their mercury thermometers. Residents should



GREGORY URGUJAGA/STAFF

DEBORAH MINER talks to families, guests and other graduates during the Dayan Qigong teacher's graduation at Wen Wu School of Martial Arts on Saturday in El Cerrito. Sixteen students graduated from a one-year teachers' certification program in Dayan Qigong, which is an art developed to promote health, well being and longevity.

bring their mercury thermometers in two plastic zipper bags.

For more information, go online at savesfbay.org or call 510-452-9261 ext. 130. The Solano Stroll street fair will be held from 10 a.m. to 6 p.m. on Sunday, Sept. 11, on Solano Avenue. For more information, call 510-527-5358.

■ ■ ■
This year's city-wide garage sale will be 9 a.m. to 3 p.m. Saturday, Oct. 15, in El Cerrito. Residents need to register by Oct. 3 and pay \$10 to be added to the list of participating homes. The list will be available a day before the event. The El Cerrito Recycling Center sponsors this event. To get a registration form, or for more information, call 510-215-4373.

■ ■ ■
Members of the Richmond and El Cerrito democratic clubs are organizing a West County Special Election summit conference to be held from 10 a.m. to noon on Sept. 17 at the Easter Hill United Methodist Church in

Richmond, 3911 Cutting Blvd.

The conference is intended to inform and provide a forum for West County voters about the issues in the Nov. 8 special election.

The newly formed West County Coalition to Inform Voters is organizing the event. The coalition consists in part of the Richmond and El Cerrito democratic clubs.

Additional sponsors, so far, include Assemblywoman Loni Hancock, Contra Costa County Supervisor John Gioia and the Contra Costa County Democratic Central Committee.

Have an item about a scholarship, an award, an interesting vacation or other experience that you'd like to share with other Journal readers? If you have a photo, print or digital, we can use those, too (sorry, we cannot return print photos). Send it to the editor, by e-mailing: journal@cctimes.com, or mailing to: Neighbors, The Journal, 4301 Lakeside Dr., Richmond, CA 94806.

Controlling emotions on road can be hard

Q. I FIND MYSELF so defensive when I drive these days. So many drivers are speeding, driving across the center line, talking on the telephone and driving erratically, not using turn signals or stopping at stop signs — the list is endless. Besides feeling defensive, I am often frightened and angry. Any suggestions to help me keep myself under control?

A. Your question describes me perfectly. How I wish there was something we could do! Inasmuch as we are not law officers, there is nothing we can do to force people to obey the law. If the opportunity arises, be sure to vote for an increase in the number of police officers.

Unfortunately, that seems unlikely to happen, so I fear it is up to each of us to do anything we can to avoid getting ourselves in trouble. By driving very defensively, we can keep out of the way of these people, be sure that we pay close attention at intersections in case someone decides not to stop, and all-in-all be super careful.

Anger can often be difficult to deal with. I certainly have my



CONNIE LYNCH
Don't Lose Your Mind

moments when it is tempting to do something drastic. How about really leaning on the horn? Then I remember an instance that I read about when someone used a horn against a law breaker, at which point the law breaker speeded, got in front of the horn blower, made him stop, pulled a gun, and killed him.

Needless to say, that incident made me think a good bit, and I have avoided horn use. Chances are, if you are an older driver, you have yourself quite well under control — so keep it up. Certainly, I think that we who are trying to obey the law can follow a number of rules that will help us deal with the unpleasant driving situation.

First, really do obey all laws. Don't exceed the speed limit, stay

on your side of the street or road, and stop fully at stop signs. These actions will force those who follow you to obey the laws also, at least to a greater extent. If you find yourself in a potentially dangerous situation, take the necessary steps to make certain you will be safe. Stop, go slower, pull over to the side of the road, or whatever will assure your safety.

It is indeed difficult always to be the person who "backs off" from a situation that has made you very annoyed, but I suggest that you work hard to develop ways to control such feelings. Maybe counting to 10 — one of the trite methods — would help, although if you are experiencing difficulties, it is hard or even dangerous to concentrate on numbers at the same time.

One person that I spoke to said that he just doesn't overreact. He doesn't have any particular technique that he uses, just doesn't overreact. Maybe I am the only one who needs to clench my teeth or give a shout in my closed car. Do whatever works for you, but please stay safe.

Keep your property and yourself intact.

E-mail inquiries for Kensington resident Connie Lynch to conniemw@aol.com. Lynch, Ph.D., is the founder of Mind Works, a mental fitness program designed for older adults, and is the author of "Don't Lose Your Mind, Four Components of Superior Mental Fitness." For information on books and classes, call 510-466-5833.

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ALBANY • EL CERRITO • KENSINGTON

THE JOURNAL

"... were it left to me to decide whether we should have a government without newspapers, or newspapers without a government, I should not hesitate to prefer the latter."

— Thomas Jefferson

GUEST COMMENTARY
Community discussion
needed for waterfront

By Jewel Okawachi

RECENTLY, COMMUNITY members received postcards from Golden Gate Fields owner Magna Entertainment Corp. and "private polling calls" asking what they would like to see at the Albany waterfront. I would say, as much park land as can be obtained.

But whether I want a park begs the real and more difficult question. How can this private property, or even a part of it, become a park? How much development, with or without a racetrack, would those in the community find acceptable? I think our Albany community would be served best if we asked these hard questions. We need community discussion; we need to listen before we dismiss thoughts we don't agree with. This issue should not divide Albany.

Opinions have been stated as if they are fact when they are not.

Some believe Magna will cease racing operations and soon. Magna spokespersons say "no." Even if Magna decides to cease racing operations, another corporation could replace it. No one can predict with certainty what will happen to Magna. So, the real question is, how do we discuss what happens to this area given the racetrack still operates? There is no reason to wait an unknown period of time for Magna to close the track before we look at alternatives.

We've had little discussion on how some park advocates say we can acquire the Magna property and use the bulk of it for parks. The park-only advocates have suggested a way, with some nominal development to replace revenues lost if the track closes.

That sounds nice, but is it realistic? No, because the owner of the property would not just give Albany the bulk of the property. We would have to purchase it or be prepared to allow for a greater amount of development than the park advocates say would be necessary to replace revenues. Magna purchased the land and track business for approximately \$80 million just a few years ago, and I would guess that this piece of property will only increase in value.

No one can predict with certainty what will happen to Magna. So, the real question is, how do we discuss what happens to this area given the racetrack still operates?

Waiting for Magna to close the track will probably not result in purchasing the land for less. How would we raise the money to purchase the property? It's unrealistic to think that state funds or other public sources would be available for such a large purchase. And, if funds are secured, we would need many millions of dollars to develop park lands and add a large annual budget to maintain and operate it.

Should we wait an untold number of years to hope for funding or tax ourselves thousands a year to acquire the property? Are there other creative ways that we can acquire the land for public open space? The question is just what trade-offs will we be willing to make to gain the greatest amount of public open space without having to overtax ourselves.

We need more information and a chance to digest it. We can only benefit by discussion, and we might reach consensus if better informed. It is the obligation of our city officials to promote this discussion now. Three decades have passed with little positive change at the waterfront to make this unique area open to the public.

Measure C, passed by the voters in 1990, places the responsibility of any decision to approve any significant change at the waterfront to a vote of the citizens. It is important to provide you with the information and tools, so you can make these very significant decisions. No group or viewpoint, whether it represents Magna or advocates of the Sierra Club plan, should deprive you of this information.

Jewel Okawachi is a member of the Albany City Council.

YOUR ELECTED OFFICIALS

Assembly

Loni Hancock: (D-14th District: Albany, Berkeley, El Cerrito, El Sobrante, Emeryville, Kensington, Richmond, San Pablo, North and West Oakland) State Capitol, P.O. Box 942849, Sacramento, CA 94249, 916-319-2014. Fax: 916-319-2114; 918 Parker St., Ste. A13, Berkeley, CA 94710, 510-540-3660; Fax: 510-540-3655; 712 El Cerrito Plaza, El Cerrito, CA 94530, 510-559-1406. Fax: 510-559-1478

East Bay Regional Parks

Jean Sir: Ward 1 (Albany, Berkeley, Emeryville, El Cerrito, El Sobrante, Kensington, part of Pinole, and San Pablo). E-mail: jsir@ebparks.org

AC Transit

Joe Wallace: Ward 1 (West Contra Costa and Northern Alameda counties). E-mail: jwallace@actransit.org; phone 510-891-7143; fax 510-234-7689.

Stegs Sanitary District

Phone 510-524-4668 or see online at www.stegsd.dst.ca.us.

County Supervisors

John Giola: (1st District) 11780 San Pablo Ave., Suite D, El Cerrito, CA 94530, 510-374-3231. Fax: 510-374-3429. E-mail: dist1@bos.co.contra-costa.ca.us.

Keith Carson: (5th District) 1221 Oak St., Ste. 536, Oakland, CA 94612, 510-272-6695. Fax: 510-271-5151. E-mail: kcarson@co.alameda.ca.us.

Cities

El Cerrito: City offices, 10890 San Pablo Ave., El Cerrito, 510-215-4300. E-mail: citycouncil@ci.el-cerrito.ca.us

Albany: City offices, 1000 San Pablo Ave., Albany, 510-528-5710.

Kensington: Fire Protection District 217 Arlington Blvd. 510-527-8395
Police Protection and Community Services District 217 Arlington Blvd. 510-528-4141

School boards

West Contra Costa Unified School District: 510-620-2246

Albany Unified School District: 510-558-3766

NUMBERS YOU SHOULD KNOW

Emergency numbers

El Cerrito or Kensington fire, police or medical: 911.

Non-emergency

El Cerrito and Kensington Fire — 510-215-4450.

El Cerrito Police — 510-237-3233.

Kensington Police — 510-233-1214; business line 510-526-4141.

Sewer problems: Stege Sanitary Services. 510-524-4667.

Water services: East Bay Municipal Utility District. 510-287-1380, between 8 a.m. and 4:30 p.m. weekdays, or 510-835-3000 after 4:30 p.m.

Libraries

El Cerrito — 6510 Stockton Ave. Open noon-8 p.m. Mondays and Tuesdays, 10 a.m.-6 p.m. Thursdays, 1-5 p.m. Fridays and 10 a.m.-5 p.m. Saturdays.

Closed Wednesdays and Sundays. 510-526-7512.

Kensington — 61 Arlington Ave. Open noon-8 p.m. Mondays and Tuesdays, 10 a.m.-6 p.m. Thursdays, 1-5 p.m. Fridays and 10 a.m.-5 p.m. Saturdays. Closed Wednesdays and Sundays. 510-524-3043.

Parks and recreation

El Cerrito Recreation Programs — Community Center, 7007 Mooser Lane. Meeting rooms, classes, pool. 510-215-4370.

Canyon Trail Art Center — 6757 Gatto St., El Cerrito. Instruction for children and adults. 510-215-4370 or 510-215-4394.

Kensington Recreation — Community Center, 59 Arlington Ave. 510-525-0292.

Labor Day is a day off from labor to honor the sacrifices of those who have labored.



So I don't have to feed the dog today?



LETTERS TO THE EDITOR

BART plans
aren't sensible

Regarding the planned change for routing passengers to San Francisco International Airport, the BART people seem totally insane. Can they think of nothing but new ways to frustrate and discourage the use of the BART system?

The present system is the very best, as I see it, for encouraging the maximum number of people to travel to and from the airport using BART. Even the simple arithmetic of the situation, according to the published map in the newspapers, indicates their insanity.

On an average day, the Richmond line contributes 431 passengers, compared with the Dublin-Pleasanton's 227.

I can understand that running some short trains can save some operating expenses during mid-day, but at what cost? And remember, under the present schedule, when the Richmond line is offering direct service, it is using trains that will always be long, in any case.

Does BART really think people with multiple pieces of heavy luggage are going to say, "No problem; it makes no difference?" I don't think so. And remember, most of us can't just walk onto a train. We already have to hire a taxi for getting to and from BART.

Once again, the Richmond line, always the stepchild of the system, gets slapped in the face and kicked down the stairs. I am sorry to say this, but BART really makes me sick.

Thomas Smithberger
El Cerrito

Cheating's never OK

After reading Jackie Burrell's Aug. 26 article in the Journal, "School districts tighten boundaries," I dreamed about what would happen if the money and creativity spent to sneak into "better" school districts was spent on the eschewed neighborhood school.

What seems like the easy way to get a better education for one's kids is a community catastrophe. On an individual level, parents' lying teaches kids more than any ethics reading list. On a community level, the bereft neighborhood school loses resources, both those easily measured (ADA money, family financial contributions, and volunteer hours) and those harder to quantify (test scores touted up by more aggressively motivated students).

Desirable school districts don't just pop up out of nowhere. Better schools represent sweat equity and inestimable community lobbying to secure necessary resources. The fact that these districts are now spending time and money to flush out illegal transfers is predictable and atrocious.

Cheating your way into another school district is no different from jumping the fence to pick a neighbor's tomatoes while weeds flourish in your own back yard. There's no rationale in the world to make this right.

Diane Egelston
Kensington

Dishonorable bill

America's veterans have fought to protect the rights of our countrymen. But our

members in Congress are preparing to pass a bailout for the asbestos companies that would deny the rights of Navy veterans sickened or killed by this substance.

Veterans who bravely and honorably served their country will suffer the consequences of this legislation, while the corporations responsible for their physical suffering and early death will receive an enormous windfall.

Under this bill, many asbestos victims and a disproportionate number of Navy veterans will go uncompensated for their medical bills, loss of wages, and pain and suffering.

They should be Congress' first priority, not the special interests pushing this unfair and dishonorable bill.

Laura Pricco
El Cerrito

Upset with Robertson?

The White House must be pretty upset with Pat Robertson.

They'll probably have to put their operation "Freedom Sniper" on the backburner until this blows over.

Joe Ursini
El Cerrito

Power of land control

Regarding the withdrawal from Gaza, some news items mention the belief of Jews that it is the land of their forefathers.

That reminded me of the Native American saying, "We don't inherit the land from our ancestors. We borrow it from our children."

Sadly, every major conflict in history has been over land control. The winners then have control of the folks who live there and what they produce. That's power.

Until land is seen as a gift of nature, not something ownable, this picture will not change. If I occupy space on this gift of nature, no one else can, and that is a privilege I should pay for.

A portion of the property tax I pay is based on land value which is created by the society. That is the fee paid for this exclusive occupation.

Perhaps free bidding for land site use in Israel and Palestine would allow peaceful use by Jews and Arabs without dictated force by those in power.

George Amberg
El Cerrito

Preserve estate tax

WRITE TO THE JOURNAL

Letters to the editor and guest commentaries reflect the opinion of the writer and must include the author's first and last name, address and daytime phone number. All letters are subject to verification.

Letters are subject to editing for brevity, grammar and style. Not all letters may be published.

Mail: 4301 Lakeside Dr., Richmond, CA 94806

Fax: 510-262-2776

e-mail: wclatters@cctimes.com

Please write JOURNAL LETTERS on the envelope, at the top of the fax or in the subject field of the message.

Why is Congress trying to repeal the estate tax? It will cripple many nonprofits.

The nonpartisan U.S. Congressional Budget Office has estimated full-year would cost nonprofits \$20 billion per year in donations if the tax had been repealed in 2000.

We are facing deficits as far as the eye can see, and Congress will vote on cuts in important programs, ranging from Medicaid to food stamps to education.

The estate tax affects only America's multimillionaires — in 2003 only 30,000 people paid the estate tax nationwide. It is a fair tax on multimillion dollar inheritances, and it guarantees that even they pay their fair share.

This is no time to give more tax breaks to the rich.

Ann Labadie
El Cerrito

An illegal election

In the last paragraph of my letter to the Contra Costa County Board of Supervisors several months ago, I wrote that I determined Arnold Schwarzenegger was not the legal governor of California.

I continued that only the legal governor of our state is authorized to call a special election in November. It calls such a special election, it would be an illegal election for which the governor would be 100 percent responsible. I concluded that it is the duty of our Board of Supervisors to assure Contra Costa County is not obligated in any way whatsoever.

According to the media, the statewide governor recall/successor election in October 2003 cost \$58.5 million, \$15 million was the state's portion, and the election was got stuck with the \$43.5 million balance. That means we — Contra Costa County taxpayers — got stuck with the county's share.

Don't let your Board of Supervisors stick you again with one penny of the November special election. It is the board's solemn duty to protect us and to allow our tax dollars for legitimate county purposes.

Raymond H. Baskin
Kensington

Robertson is un-Christian

The Rev. Pat Robertson should read his Bible. The Ten Commandments clearly include: "Thou shalt not kill."

Yet, Robertson urges the United States to break that commandment and kill Hugo Chavez, Venezuela's president. Why? Because he covets that country's oil — yet another sin.

Not long ago, Robertson showed his ignorance when he said that the Muslim religion was evil. Either he never read the Quran or he didn't understand what he read. There is nothing evil within Islam. And apparently, he does not know that the Muslims acknowledge Jesus as a great prophet.

It would be bad enough if Robertson were muttering these profanities while walking down some unlighted street. It is a sad fact that he is broadcasting them on his radio station. It is time to name it the Un-Christian Broadcasting System.

Karl Ruppel
Berkeley

Literacy programs evolve to meet everyone's needs

Quote of the week

"Throughout America there is a growing sense of urgency about the need for improved literacy skills at home, at school, in the community, and in the workplace. This mounting sense of national urgency serves as a call to action for the literacy profession."

— From "Advocating 21st Century Literacy," August 2005 "American Libraries"



JULIE WINKELSTEIN
At the Library

these discussions, as they strive to help students develop their vocabulary and language skills through writing and talking.

The reason I am telling you all this — besides the fact that these programs are worth mentioning — is that Sherry Drobner, who is the director of the Alameda County Library adult literacy program, recently told me about an upcoming event that will be a fund-raiser for local literacy programs. Four of these — Berkeley, Alameda City, Oakland and Alameda County — have joined with "A Great Good Place for Books" (in Montclair) to hold a fund-raiser Sept. 22 at the Jack London Waterfront Hotel. It is called "Bookies by the Bay," and will include dinner, dessert, wine and — best of all — guest author Max Tivoli, who wrote "The Path of Minor Planets" and "The Confessions of Max Tivoli."

There will also be an auction, with items donated by local businesses. This event is sponsored by "Books by the Bay," a non-profit association of independent bookstore owners. The telephone number for more information is 510-339-8210.

As Sherry put it, this event will not only raise money, but it will also give the general public an opportunity to "see the faces of the people who run the programs and also the students who are in the program." And it will help support the critical literacy programs in Alameda County — programs that support reading, which is described by Michael Gorman, the new president of the American Library Association, as "an activity that is routine to most of us, but is in truth miraculous and should be cherished and encouraged" ("Our Enduring Values: Librarianship in the 21st Century").

Reach librarian Julie Winkelstein at jwinkelstein@acclibrary.org or at the Alameda Library, 510-526-3720 Ext. 17.

LIBRARY ACTIVITIES

The El Cerrito Historical Society will mark the publication of the society's new photographic history, "Images of America: El Cerrito," at the El Cerrito Library at 5:30 p.m. on Friday, Sept. 9. The public is invited. The free event will include a slide show featuring pictures from the book. Copies of the book will be available for sale, and refreshments will be served. The El Cerrito Library is located at 6510 Stockton Ave.

The book is being published next week and should be available from local merchants.

For details, contact Tom Panas at 510-655-0900, Ext. 214 or Verne Odlin at 510-525-1730.

Children ages 3 and up and their families are invited to the El Cerrito Library for a series of four Monday evening family

story-times beginning Sept. 19 and continuing through Oct. 10. Each event will last about a half-hour and will include songs and fingerplay as well as stories on a particular theme. The themes will be dog stories on Sept. 19, Dinosaurs! on Sept. 26; Bath-time on Oct. 3; and Mouse Tales on Oct. 10. For details, call the library at 510-526-7512.

The library is open Mondays and Tuesdays from 12 p.m. to 8 p.m.; Thursdays from 10 a.m. to 6 p.m.; Fridays from 1 p.m. to 5 p.m.; and Saturdays from 10 a.m. to 5 p.m.

Psychotherapist Jill Lebeau and professional organizer Stephanie Barbic will discuss controlling your physical and emotional clutter on Monday, Sept. 12 at the Kensington Library, 61 Arlington Ave. The

event is free and open to all ages. For more information, call 510-524-3043.

The fall series of Lapsit story times (formerly known as Baby-time and Toddlertime) at the El Cerrito Library will begin on Sept. 22 and continue through Nov. 17. These story times, which meet on Thursdays at 10:15 a.m. and 11 a.m., are for babies and toddlers up to age 3 and their caregivers. Each meeting lasts about 20 minutes and includes songs, bounces, games and fingerplay in addition to the stories. No registration is required.

Children of all ages and their families are invited to the El Cerrito Library on Saturday, Sept. 17 at 11 a.m. to listen to tales told by Walter Mayes, aka Walter the Giant Storyteller. Walter, who is 6 feet, 7 inches tall, has spent most of his adult life entertaining children and adults with stories, as well as with his message of the importance of books and the power of stories in our lives. This program is sponsored by the Friends of the El Cerrito Library. For details, call the library at 510-526-7512.

A session on strategy tips for the SAT College Entrance Exam by Princeton Review will be held Sept. 26 at 7 p.m. at the Kensington Library. Registration is required. The session is free and open to all ages.

For details, call the Kensington Library at 510-524-3043.

The Contra Costa County Library and Volunteers in Probation need volunteer Internet instructors. The Technology for Teens in Transition program is recruiting mentors 21 years of age or older to spend two hours per week sharing their Internet skills and knowledge with incarcerated youth in the Juvenile Hall detention facilities located in Martinez. For details, contact Susan Weaver or Alison McKee, Technology for Teens in Transition program coordinators, at 925-927-3256, or Peggy Rochelle, coordinator for Volunteers in Probation, at 925-313-4187. The probation department will conduct screening and training. The Contra Costa County Library will provide Internet mentor training.

— Craig Lazzeretti

Library activity items may be e-mailed to journal@cctimes.com.

SENIOR ACTIVITIES

Albany

■ **Albany Senior Center** — Weekdays, 9 a.m.-5 p.m. 846 Masonic Ave. Walking group Mondays, 9 a.m. Mercy Brown Bag Sept. 2. 510-524-9122.

El Cerrito

■ **Christ Lutheran Senior Center** — Mondays, 9 a.m.-2 p.m. 780 Ashbury Ave. Center will be closed on Labor Day, Sept. 5. 510-524-1050.

■ **St. John's Senior Center** — Tuesdays, 9 a.m.-2 p.m. 6500 Gladys Ave. Needlecrafts, pressed-flower card-making. On Sept. 6, gerontologist Judy Kufin will speak: "Transitions on Later Years" and "Do I Have to

Lose Control?" 510-237-3808.

■ **The Open House** — Mondays-Thursdays, 8 a.m.-5 p.m., Fridays, 8 a.m.-4 p.m. 6500 Stockton Ave. Activities include: cultural, arts, writing and language programs; health and wellness programs. Mind Works and weekly cash bingo. 510-215-4340.

Kensington

■ **Kensington Senior Activity Center** — Thursdays, 9 a.m.-2 p.m. Arlington Community Church, 52 Arlington Ave. Instruction in conversational German, watercolor painting and meditation group. 510-526-9146.

— Dora Scardina

BUSINESS NAME FILINGS

The following individuals or corporations filed fictitious-business-name statements in Alameda and Contra Costa counties. The Journal makes every effort to ensure accuracy but cannot be held responsible if there are errors or omissions in this list. The Journal gathers information from fictitious-business name filings with the counties; not all listings are new businesses. These listings are a public service and do not satisfy requirements that business owners advertise legal notices of their business names.

Albany

■ **Gilman Test Only Smog**, Mikail Jebrial, 1199 San Pablo Ave.
■ **Kit & Caboodle**, Margaret Collins, 425 San Pablo Ave.

■ **Marju**, Marcy Simon, 932 Stannage Ave. #1.

■ **Pri Pri Cafe**, Ken Katsunuma, 1309-F Solano Ave.

■ **The Sweet Potato House**, Joseph Crenshaw, 1040 Jackson St. #405.

El Cerrito

■ **Amy Bean, Bookkeeper**, Amy Jenkins, 5845 Avila St. #28.

■ **Berkeley Coed Soccer League**, Carmen Patao, 3020 El Cerrito Plaza #162.

■ **Environmental Replications**, David Houser, 2629 Carquinez Ave.

■ **Feet On The Ground Inspections**, Robert Gallegos, 5600 El Dorado St. #1.

■ **Jimi James Productions**, James Thorsen, 8355 Terrace Drive.

■ **KCW Group**, Wei Wang, 11100 San Pablo Ave. #206.

■ **Ragged Wing Ensemble**, Keith Davis, 1507 Elm St.

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EL CERRITO SCHOOL NOTES

El Cerrito High School

SENIOR EVENTS: Senior T-shirts are being sold for \$15 at the cashier's window. Students should try to buy them before the walk-in rally on Sept. 15. Also, senior activity cards are being sold for \$185. This card covers the ticket prices for the major senior events of the year — Boat Cruise, Breakfast, Ball, Picnic, and Grad Night. The last day to buy cards is today. Card holders will save \$5-\$10 off every event.

TEST DEADLINES: Seniors and parents should take note of these upcoming deadlines to sign up now for the SAT. The deadline for the Oct. 8 SAT is Sept. 7, and the deadline for the Nov. 5 SAT is Sept. 30. Late registration requires an additional fee. Students may register for the ACT at act.org. Register for the SAT at collegeboard.com.

ENSEMBLE TRYOUTS: Winds Across the Bay, the East Bay Youth Wind Ensemble, is holding September auditions for the 2005-2006 season. Winds works with school programs to provide young musicians with an additional opportunity to perform quality music in a professional atmosphere. Winds Across the Bay is open to middle and high school students who display a high-intermediate to advanced musical proficiency (nominally eighth-12th grades) in any wind or percussion instrument, as well as a desire to enhance their ability in the instrumental performing arts. Membership in Winds is by audition only. Auditions will be held in the band room at Adams Middle School in Richmond from 6 p.m. to 9 p.m. at 15-minute intervals on Sept. 6-8 and Sept. 12-15. Rehearsals are held during the school year on Tuesday evenings beginning Sept. 20, also at Adams Middle School. Tuition is \$495 for the season (September-May). E-mail info@WindsAcrossTheBay.org, or call the Winds 24-hour voice mail line at 510-243-0514 to request your audition time. Your message should include

your name, phone number, instrument, grade in school, and your first, second and third choices for an audition time. For more information, visit WindsAcrossTheBay.org.

Portola Middle School

IMPORTANT DATES: Picture day is today. Back to School Night is Thursday, Sept. 22. Time to be announced.

PTA POSITIONS: The PTA is still in need of a president and vice president for the school year.

Madera Elementary School

PIZZA PICNIC: Pizza Picnic in the Park will be held Thursday from 5 p.m. to 8 p.m. at Arlington Park. Madera families are invited to bring their friends and family for a back-to-school picnic celebration. Bring a blanket or camp chairs to sit on, some cookies to share, and enjoy pizza, salad and drinks.

PTA MEETING: The next meeting will be held Monday, Sept. 12 at 7:15 p.m. in the Community Room (downstairs in the new wing). All Madera parents are welcome and encouraged to attend.

BACK TO SCHOOL NIGHT: Scheduled for Thursday, Sept. 15 (time TBA). Madera parents are invited to come and meet their children's teachers and find out about the school year ahead.

Harding Elementary

PICNIC/BARBECUE: A back-to-school community picnic/barbecue will be held Sept. 10 from 12 p.m. to 3 p.m. at the Harding Park Clubhouse play area. The entrance to the clubhouse is on C Street, between Ashbury and Behrens. If you would like to volunteer or donate raffle items, call Lisa at 510-

236-6046. The event will feature free food, raffle prizes and activities for the kids.

VOLUNTEERS NEEDED: Parent volunteers are needed to help monitor the hallway, guide students out of the main exit, and assist at the play area. You will only need to work for 15-20 minutes during morning drop off and afternoon pick-up. Please speak with Mrs. Taylor or show up at the school office at 8:20 a.m. or at 2:15 p.m.

PTA MEETING: The first PTA meeting of the year will be held Sept. 12 at 7 p.m. The location is still to be announced. For more information, visit harding-pta.org/.

CORONADO FIRE: A donation account has been set up at The Mechanics Bank to help repair the damage at Coronado Elementary School from a fire on Aug. 1. Two kindergarten classrooms and a speech therapy room were destroyed. Checks may be made payable to: WCCUSD/Coronado Elementary School Donation Fund Account #139-624465. Donations may be sent to or dropped off at: The Mechanics Bank, 3171 Hilltop Mall Road, Richmond CA 94806.

HELP WANTED: The school is looking for a noon supervisor. This is a paid position to work 1½ hours daily. You will need to register with the district office, be fingerprinted, and possess a district ID badge. If you are a Harding parent and enjoy working with children, please submit a statement describing your interest in the position. Interviews begin immediately.

—Craig Lazzaretto

School notes may be e-mailed to journal@cctimes.com

ALBANY SCHOOL NOTES

Albany High School

FUND-RAISER: The Albany High School Baseball Boosters are sponsoring the third Cougar Golf Classic, a fund-raiser to benefit the Albany High School baseball program on Sunday, Sept. 18 at the Franklin Canyon Golf Course. The cost is \$100, \$90 for players over 65 or under 17, and includes green fees, cart and lunch. If you would like to play, be a sponsor, or donate raffle prizes, contact Randy Jordan at 510-525-2608 or GoldAHSBaseball@aol.com.

WRITING COACHES: Parents and community members are invited to volunteer as writing coaches for AHS ninth graders this year. The program, heading into its third year, trains coaches to work individually with students to help them master critical writing and thinking skills to complete assignments and succeed. There's no need to have a writing background to be a coach. The coach volunteers come from all backgrounds. Full training is provided in exchange for a commitment of as little as two hours per week for coaching. Contact Bob Menzmer at 510-525-5066 or menzmer@pacbell.net.

CROSS COUNTRY: The AHS cross country team has begun practicing Monday through Friday at 3:30 p.m., meeting between the back of the gym and Memorial Park. Anyone who wants to come out for the team should show up for practice. All athletes will need a signed medical form (plus signed notices re: steroid and injection policies) before they can practice. Forms are available at the school office or from coach Baker. After

some opening scrimmages, the first big meet is Saturday, Sept. 10 in Martinez. A parent meeting is being planned for next week.

ENSEMBLE TRYOUTS: Winds Across the Bay, the East Bay Youth Wind Ensemble, is holding September auditions for the 2005-2006 season. Winds works with school programs to provide young musicians with an additional opportunity to perform quality music in a professional atmosphere. Winds Across the Bay is open to middle and high school students who display a high-intermediate to advanced musical proficiency (nominally eighth-12th grades) in any wind or percussion instrument, as well as a desire to enhance their ability in the instrumental performing arts. Membership in Winds is by audition only. Auditions will be held in the band room at Adams Middle School in Richmond from 6 p.m. to 9 p.m. at 15-minute intervals on Sept. 6-8 and Sept. 12-15. Rehearsals are held during the school year on Tuesday evenings beginning Sept. 20, also at Adams Middle School. Tuition is \$495 for the season (September-May). E-mail info@WindsAcrossTheBay.org, or call the Winds 24-hour voice mail line at 510-243-0514 to request your audition time. Your message should include your name, phone number, instrument, grade in school, and your first, second and third choices for an audition time. For more information, visit WindsAcrossTheBay.org.

SOCCER CLINIC: Girls from second through eighth grade are invited to join the Albany High School girls' varsity soccer team for a clinic on Sunday,

Sept. 18, from 2-5 p.m. at the behind Albany Middle School. The clinic will be formed by age and skill level and small-sided scrimmages. Warm clothes and water should be provided. Cost is \$350, which includes a t-shirt and a water bottle. For more information, contact Karen at 510-525-2618 or karenmontgomery@yahoo.com.

Cornell Elementary

SOLANO STROLL TABLE: Staff a table all day at the Solano Stroll on Sept. 11, offering table games for kids, and raffle tickets. Fund-raiser for the season is Sept. 11, 10 a.m. to 6 p.m., and children come to help out. To volunteer at least an hour, contact Barbara at solipriven@yahoo.com.

Education Funders

SCHOOLCARE: Contributions to CARE support programs at all schools in Alameda County. Each individual school has a CARE representative who is critical for keeping the program strong, especially in the transition in any amount of time. 1563 Solano Avenue, #400, 94707. Information is at SCHOOLCARE.org or from Sue Miller at 524-3786.

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Calendar

Applications to the Community Calendar must be received Thursdays one week prior to publication. Listings are on a space-available basis. Mail submissions to Pam Midding, 1516 Oak Avenue, Alameda, CA 94501; e-mail them to pamidding@comtime.com or fax to 510-748-1880. Call 510-748-1880 for more information.

Coming Up

Children/Teens
El Cerrito Soccer Club — Open-Door Day for Fall Season, Sept. 3, 8:30 a.m., El Cerrito Vista Park, Mooser Lane, El Cerrito. Event features a parade of players, 4-on-4 soccer games, clinics, snacks and more. Details: 510-414-1039.

Arlington Children's Choir — auditions for children ages 8-14, Sept. 2, 7-9 p.m. at Arlington Community Church, 1000 Arlington Blvd., Kensington. Details: 510-943-7745.

Winds Across the Bay auditions — Sept. 5, 8, 12-15, 6-9 p.m. at 15-minute intervals in band room, El Cerrito Middle School, 5000 Patterson Circle, Richmond. Rehearsals weekdays during beginning Sept. 20. Tuition: \$495. Open to middle and high school students with high-intermediate to advanced musical proficiency in a wind or percussion instrument. To request audition: Call 510-943-0514; include name, phone number, instrument, grade in school, and your first, second, and third choices for an audition time. Details: www.WindsAcrossTheBay.org.

Beginning Ballet class — Starts Sept. 7, 4:30-5:30 p.m. at Ashkenaz, 1317 San Pablo Ave., Berkeley. For Kids ages 6-8 years old. Part of Kathryn Roszak's Movement/Dance Program. Details: 510-233-5550.

Berkeley Youth Orchestra is holding auditions for 5th-10th-grade youths for its upcoming 36th season: 8 a.m.-12 p.m. through Sept. 9 by appointment. To schedule an audition/details: www.byoweb.org, Marion 510-663-3296.

Afro-Caribbean Percussion class — for youths ages 8 and up starts Sept. 10, 12-1 p.m. at La Pena Cultural Center, 3105 Shattuck Ave., Berkeley. Free. Details: 510-798-5409.

Berkeley Repertory Theatre — Auditions kids for "Brundibar" & "Comedy on the Bridge" by playwright Tony Kushner and author Maurice Sendak on Sept. 10-11 at their School of Theatre, 2071 Addison St., Berkeley. For boy & girl sopranos ages 13 and under; prepare 16 bars of a song and wear comfortable clothing. Details: 510-868-3275 or berkeleyrep.org.

Creative Movement class — Starts Sept. 14, 3:30-4:15 p.m. at Ashkenaz, 1317 San Pablo Ave., Berkeley. For Kids ages 3-5 years old. Part of Kathryn Roszak's Movement/Dance Program. Details: 510-233-5550.

Marital Arts class — Starts Sept. 14, 3:30-5 p.m. Wednesdays at Ashkenaz, 1317 San Pablo Ave., Berkeley. Dance-like martial art of Wushu from China offered for 5-7-year-olds with instructor Hao Li. Part

of Kathryn Roszak's Movement/Dance Program for kids. Details: 510-233-5550.

See **CALENDAR**, Page A9

Obituaries and In Memoriam

Michael Lawrence Brown

Martinez resident, Michael Lawrence Brown, age 58, passed from this life unexpectedly, Friday evening, August 26, 2005 at his second home located at Brush Creek in Butte County, CA. Michael was born to Oregon natives Lawrence and Hazel Brown in Seattle, Washington on April 7th, 1947. He was raised and educated in El Cerrito, CA graduating from Salesian Brothers High School in Richmond, CA as a member of the class of 1965, where he competed on the cross country track team. He went on to attend Contra Costa Junior College before graduating from San Francisco State University where he obtained his B.A. in 1972.

A celebration of his life will take place Saturday 11:00 a.m. at the Meadow Valley Community Church in Meadow Valley, Plumas County, CA with interment to follow in the Meadow Valley District Cemetery.

PUBLIC NOTICE THE ALBANY UNIFIED SCHOOL DISTRICT

The Albany Unified School District today announced its policy for providing free and reduced-price meals for children served under the **National School Lunch Program** and/or **School Breakfast Program**. Each school and the central office has a copy of the policy, which may be reviewed by any interested party.

The household size and income criteria identified below will be used to determine eligibility for free, reduced-price, or full-price meal benefits. Children from households whose income is at or below the levels shown here are eligible for free or reduced-price meals. Children who receive Food Stamp (FS), California Work Opportunity and Responsibility to Kids (CalWORKS), Kinship Guardianship Assistance Payments (KinGAP), or Food Distribution Program on Indian Reservations (FDPIR) benefits are automatically eligible for free meals regardless of the income of the household in which they reside. Eligibility for a foster child is based on a separate application and solely on the amount of the child's "personal use" income.

Effective from July 1, 2005 through June 30, 2006

HOUSEHOLD SIZE	FREE ELIGIBILITY SCALE LUNCH, BREAKFAST, MILK					REDUCED-PRICE ELIGIBILITY SCALE LUNCH, BREAKFAST				
	YEAR	MONTH	TWICE PER MONTH	EVERYTWO WEEKS	WEEK	YEAR	MONTH	MONTH	TWICE PER WEEKS	EVERYTWO WEEK
1	\$12,441	\$1,037	\$519	\$479	\$240	\$17,705	\$1,476	\$738	\$681	\$341
2	16,679	1,390	695	642	321	23,736	1,978	989	913	457
3	20,917	1,74	872	805	403	29,767	2,481	1,241	1,145	573
4	25,155	2,097	1,049	968	484	35,798	2,984	1,492	1,377	689
5	29,393	2,450	1,225	1,131	566	41,829	3,486	1,743	1,609	805
6	33,631	2,803	1,402	1,294	647	47,860	3,989	1,995	1,841	921
7	37,869	3,156	1,578	1,457	729	53,891	4,491	2,246	2,073	1,037
8	42,107	3,509	1,755	1,620	810	59,922	4,994	2,497	2,305	1,153

For each additional family member, add:

\$4,238	\$354	\$177	\$163	\$82	\$6,031	\$503	\$252	\$232	\$116
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Application forms are being distributed to all households with a letter informing them of the availability of free and reduced-price meals for enrolled children. Applications are also available at the school office in each school. To apply for free or reduced-price meal benefits, households must complete an application and return it to the school for processing. Applications may be submitted at any time during the school year. The information households provide on the application will be used to determine meal eligibility and may be verified at any time during the school year by school or program officials.

Requirements for school officials to determine eligibility for free and reduced-price benefits are as follows: For households receiving Food Stamp, CalWORKS, Kin-GAP, or FDPIR benefits — applications need only include the enrolled child(ren)'s name, Food Stamp, CalWORKS, Kin-GAP, or FDPIR case number, and the signature of an adult household member. For households who do not list a Food Stamp, CalWORKS, Kin-GAP, or FDPIR case number, the application must include the names of all household members, the amount and source of the income received by each household member, and the signature and corresponding Social Security number of an adult household member. If the household member who signs the application does not have a Social Security number, the household member must indicate on the application that a Social Security number is not available.

Under the provisions of the free and reduced-price meal policy, the determining official(s), as designated by Albany Unified School District, shall review applications and determine eligibility. Parents or guardians dissatisfied with the eligibility ruling may discuss the decision with the determining official on an informal basis. Parents may also make a formal request for an appeal hearing of the decision and may do so orally or in writing with the district's hearing official. Parents or guardians should contact their child(ren)'s schools for specific information regarding the name of the determining official and/or hearing official for the Albany Unified School District.

If a household member becomes unemployed or if the household size increases, the household should contact the school. Such changes may make the children of the household eligible for benefits if the household's income falls at or below the levels shown above.

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The Journal 2172
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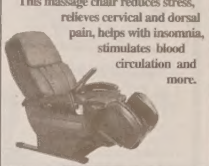
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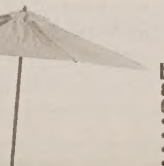
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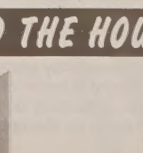
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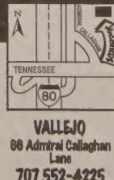
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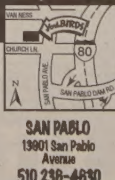
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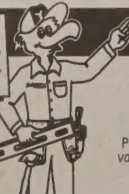
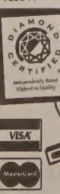
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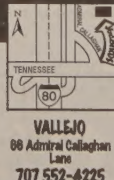
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Homes

PAGE A1

Not just new families moving into their homes. Barbara Rogers, a former structural engineer with Chevron who has lived in El Cerrito with her husband Jay since 1990, is taking advantage of the rising value of their home to sell it and remodel.

Rogers opened an equity line of credit two years ago to replace the foundation as an earth-safety measure to her home on the north end of the city. Borrowing makes sense as interest rates stay reasonable, she said.

In early August, she received planning commission approval to build a carport with a deck on it. She plans to begin the work in the fall, but may need to wait until next spring or summer to avoid the rainy season if she can't obtain a building permit.

Know a lot of people are doing odds-and-ends projects all over the place," Rogers said. "When I drive around, I see it."

Zavestoski and Christ said moved to the southern end of the city because they can walk to El Cerrito Plaza, the El Cerrito

"I know a lot of people are doing odds-and-ends projects all over the place. When I drive around, I see it."

— Barbara Rogers of El Cerrito

Plaza BART station and Solano Avenue.

When they realized they needed more space, they considered moving, but found it was too expensive. So in February, they're going to add 760 square feet of space to their 1,700-square-foot home at a cost of \$250,000 to \$300,000.

"The market's insane," Christ said, "but it's a great place to live."

The building boom has prompted the city to expand the hours of its building department employees. The city now has two full-time building inspectors, one full-time code enforcement position and one full-time plan checker.

Plan checkers review construction plans to make sure they're in compliance with city and state building codes, while building inspectors make sure the construction reflects the con-

struction drawings.

Though 90 percent of the city is built out, it's also seeing some new home construction that requires monitoring, Fenty said. That includes the 158 apartments at the Mill and Lumber development at San Pablo Avenue and Schmidt Lane that Fenty said will begin renting in about two months.

Overall, the building boom is helping to drive up property taxes, said Mayor Sandi Potter. But more importantly, it's increasing the quality and aesthetics of housing in the city, and it's continuing to drive property values higher.

"It just enhances the whole community," she said.

El Cerrito Planning Commission chair Doug Mansel said one question facing the city is whether the new families moving in will want to stay, given the sometimes lackluster reputation of the West County school district.

"I wish the schools were better," said Mansel, "and I think a better school system would help keep families here, especially when kids hit middle school."

Christ and Zavestoski are concerned about the quality of the school district, but believe the schools can improve if more families send their children to public schools instead of private ones.

"We're trying to talk to neighbors who have young kids,"

Christ said, "and try to get them to go to public schools."

West County school district board president Glen Price said his two daughters — one of whom is now attending UCLA — have received an excellent education in El Cerrito and that a slate of city schools have undergone renovations while El Cerrito High School is being rebuilt. And the schools are improving academically.

"Things are starting to change," Price said. "We're starting to see some improvements, but we need everybody's help to keep the positive momentum going. I would encourage young families to mobilize around their schools to continue to make them better."

Reach Alan Lopez at 510-243-3578 or at alopez1@cctimes.com.

Calendar

FROM PAGE A7

Luna Kids Dance — Sept. 17, 11:30 a.m.-1 p.m. at Grace North Church, 2138 Cedar St., Berkeley. Parent/Child Dance Class. Family Modern Dance Class and Open House. Meet faculty, learn more about creative dance education. Free. Details: 510-644-3629 or www.lunakidsdance.com.

Family Film Sunday Series — "Lady and the Tramp," Sept. 18, 11 a.m., Julia Morgan Center for the Arts, 2640 College Ave., Berkeley. Tickets: \$5. Bring the kids for an adventure in puppy love in this animated 1955 Disney classic. Details: www.juliamorgan.org.

Hopalong Animal Rescue hosts pet adoption events: Sept. 3, 10, 17, 24, 12-3 p.m., Cats at Your Basic Bird,

2940 College Ave., Berkeley; Sept. 17, 12-4 p.m., dogs at PetSmart, 1001 Eastshore Highway, Albany; Sept. 18, 12-4 p.m., cats at PetSmart, 1001 Eastshore Highway, Albany. Details: 510-267-1915 or www.hopalong.org.

Tibetan Nyingma Institute, 1815 Highland Place, Berkeley, presents: Free Chant and Meditation 5-5:45 p.m. Sundays. — Sept. 4, 6 p.m., Sylvia Gretchen on "Healing Through Joy," — Sept. 11, 6 p.m., Mark Henderson on "Prayer Wheels for World Peace." Free. — Sept. 17, 7-8:30 p.m., Sandy Olney and others on "Pilgrimage to Tibet." Free, reception with refreshments after talk. — Sept. 18, 6 p.m., Robin Caton on "Benefits of Meditation." Details: 510-843-6812 or www.nyingmainstitute.com.

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Seniors

FROM PAGE A1

Hanin said that since the city owned the land underneath the library, it made sense for it to also own the senior center land. It will give the city more flexibility, he said, though it doesn't guarantee the city will move forward with any projects there.

The sale of the property, which Kilmartin estimated is worth more than \$1 million, is not contingent on the city expanding its library.

At its Tuesday meeting, members of the school district's "7-11 surplus property committee" offered a few questions but appeared unanimously in favor of recommending to the school board that it declare the property as "surplus."

The committee found that the site is not needed for educational purposes because Fairmont School is adequate for the district's needs, according to its recommendations.

It found that the site could provide a better library and senior center if sold to the city and developed for that purpose. The committee also found that it could provide "joint use" opportunities between the district and the city after the sale.

Grace MacNeil, the president of the Friends of the El Cerrito Library, and Ellen Paasch, the director of senior services for El Cerrito, said they needed larger facilities.

"We're outgrowing the senior center," Paasch said. "We have many program needs that are really unmet. To have a larger facility makes a lot of sense."

Reach Alan Lopez at 510-243-3578 or at alopez1@cctimes.com.

Portables

FROM PAGE A1

the entire area. The 76 portable classrooms were then delivered in pieces.

"The project was actually completed on time," Savidge said. "It was done and ready to go in the middle of August."

The classrooms range from 600 square feet for a smaller room to 900 square feet for bigger rooms, said Principal Vince Rhea. Some of the rooms have adjacent office spaces.

The interior of the classrooms appear identical to an average high school class, though dry erase boards have replaced the traditional chalkboards. The portable campus is using the school's old desks.

"Personally I don't like the portables, but for what it is it's pretty good," said sophomore class president Kellen O'Connor. "They did a good job."

The dance room is filled with wall-length mirrors, photos of dancers, a stereo system and CDs. The campus also has a band and drama room but will use Harding Elementary School, Portola Middle School and Contra Costa College for extra-curricular activities and sports, Rhea said.

"For the most part I'm a happy camper," said Jacqueline Burgess the school's dance and aerobics instructor.

But the temporary campus has also presented challenges for its 1,400 students, said Rhea.

The primary challenge is lack of space. The district has set up the portable campus on a footprint half the size of the land the



DEAN COPPOLA/STAFF

SENIOR CHRISTINE HORTON studies by some of the 87 portable classrooms that make up El Cerrito High on Tuesday. Studnets are attending class in the portables while a new school is being built.

old campus occupied, said Rhea. The district has set up a courtyard with benches and tables, but it's difficult to cram more than 50 students into any area, he said.

"The challenge is using the space wisely to avoid congestion," Rhea said.

When it starts to rain, Rhea anticipates that teachers will have to ferry students into classrooms where they can be supervised. There's no gym or cafeteria, but there is a snack bar with signs of

fering "pizza" and "sandwiches." O'Connor said his main gripe beyond the lack of space was knowing he would run out of his high school career at the portable campus.

"It would have been nice or OK if we could have a new campus to look forward to," he said, "but since it's not an option, it's not even scheduled to be done when we get out, it makes it that much worse."

Wearing the green badges that the district has instituted as a se-

curity measure this year, El Cerrito High School parent volunteers Mike O'Connor and Michele Jawad said they were happy with the temporary campus, though they hoped more parents would volunteer to supervise the students and increase

SCHOOL RENOVATION

The district is rebuilding El Cerrito High School as a number of school buildings in El Cerrito and Kensington.

The district has been rebuilding Madera and Kensington top elementary schools. Students have moved into new wings at Harding Elementary School, though the district needs to move the portable buildings off campus to vacate the back playground, Savidge.

In March, the district would delay a plan to rebuild Portola Middle School at least 15 months after that the hillside the school is prone to landslides. The rebuilding and repairs were made possible by bonds who approved two bond measures in 2000 and 2002. \$350 million for school throughout the West Coast school district.

campus safety. "I think overall it's as people thought it was," Jawad said.

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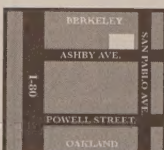
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July's median home price: \$540,900

Price is up 17.1 percent
year ago, sales up 1.3
percent compared to July

THE CALIFORNIA ASSOCIATION OF REALTORS
The median price of an existing
single-family detached home in California in July increased
17.1 percent and sales increased
1.3 percent compared with the
same period a year ago, according
to the California Association of Realtors (C.A.R.).

July's increase in the median price of a home followed the trend
experienced for most of this year,
said C.A.R. President Jim
Nelson. "Mortgage interest rates
are lower than a year ago and
the number of homes for sale has
increased slightly compared to the
same time last year."

"Both the national and state
home sales are doing better than a
year ago, and household incomes
are improving," he said. "These are
contributing to the continued
growth of the housing market in
California."

Escrow sales of existing,
single-family detached homes in
California totaled 647,910 in July at
an annually adjusted annualized
rate of 1.3 percent, according to
C.A.R. from more than 90
local real estate associations statewide.
The home resale activity in-
creased 1.3 percent from the
same period a year ago, recorded in
July 2004.

The statewide sales figure re-
ports what the total number of
homes sold during 2005 would be
if the current pace were maintained
throughout the year. It is adjusted
for seasonal factors that

typically influence home sales.

The median price of an existing,
single-family detached home in California during July 2005 was
\$540,900, a 17.1 percent increase
over the revised \$461,760 median
for July 2004, C.A.R. reported. The
July 2005 median price decreased
0.4 percent compared with June's
revised \$543,120 median price.

"Year-to-date sales continue
to outpace last year's, but are
moderating compared with the
levels experienced earlier this
year," said C.A.R. Vice President
and Chief Economist Leslie Appleton-Young. "This is in line with
our expectation that sales in 2005
will be 1.4 percent ahead of last
year's record pace."

"Historically, June accounts for
the largest share of annual sales
and there typically is a month-to-
month decline in sales from June
to July in the regional and county
sales figures, which are not seasonally
adjusted," she said.

Highlights

■ C.A.R.'s Unsold Inventory Index
for existing, single-family detached
homes in July 2005 was 3.2
months, compared with 2.4 months
(revised) for the same period a year
ago. The index indicates the number
of homes needed to deplete the
supply of homes on the market
at the current sales rate.

■ Thirty-year fixed mortgage interest
rates averaged 5.70 percent
during July 2005, compared with
6.06 percent in July 2004, according
to Freddie Mac. Adjustable
mortgage interest rates averaged
4.40 percent in July 2005 compared
with 4.11 percent in July 2004.

■ The median number of days

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Los Altos, \$1,480,000
Manhattan Beach, \$1,450,000
Burlingame, \$1,436,250
Laguna Beach, \$1,376,500
Saratoga, \$1,373,500
Calabasas, \$1,295,000
La Canada-Flintridge, \$1,250,000

it took to sell a single-family home
was 28 days in July 2005, compared
with 24 days (revised) for the
same period a year ago.

Regional sales data are not adjusted
to account for seasonal factors
that can influence home sales.
The MLS median price and sales
data for detached homes are generated
from a survey of more than 90
associations of Realtors throughout
the state. MLS median price and sales
data for condominiums are based on a survey
of more than 60 associations. The median
price for both detached homes and
condominiums represents closed escrow sales.

Increases across the state

In a separate report covering
more localized statistics generated
by C.A.R. and DataQuick Information
Systems, 96.6 percent or 403
of 417 cities and communities
showed an increase in their
respective median home prices from
a year ago. DataQuick statistics are
based on county records.

See REPORT, Page B2

Real Estate Spotlight:

New custom home in Rockridge



THE NEWLY BUILT HOME at 6036 Contra Costa Road is the creation of Boostani-Glaudemans Architects, a young husband-and-wife team who have designed a number of homes in the upper Rockridge area of Oakland, but this is the first one that they designed for themselves.

All the elements of this home are what they would have wanted in a home of their own as at one time that is exactly what this was intended to be. The home is sited in the midst of a grove of oak trees and its entry walkway, foyer and living room with clerestory windows are oriented to a heritage oak tree standing guard in the front door. This is a four-bedroom, four-bath, 12-room home of distinctive and innovative design in which original art is as important an element as the choice of fine materials and excellence of workmanship.

A breathtaking glass work is a feature in the foyer. Throughout the home are bamboo floors, vaulted ceilings, many with box beams, doors and cabinetry of clear vertical grain Douglas fir, dual pane windows with clear vertical grain alder. The front door is of maple and the garage door is mahogany. The generously appointed kitchen and baths feature beautiful Brazilian granite, and the most sophisticated of appliances and high design fixtures. There are also a library, a media room, an adjoining refreshment area, and a family room, the focus of which is a magnificent hand-sculpted fireplace. The sight lines of this home are such that each window has a wonderful view of the south Bay, the hills or the treetops and lake of Temescal Park.

Price: \$1,850,000.

Listing agent: Lois Harris, Prudential California Realty, 510-287-2521, Lois.harris@PruRealty.com or RealtorLois.com.

MONTCLAIR



510.339.8400

510.339.4000

Open Homes

OPEN SUN 2-4:30P.M.
OAKLAND \$610,000
405 9TH STREET
Bedrooms, 2.5 Baths and 3
bathrooms, 1 Bath updated.
Fresh paint inside and out,
large loft in its best condition.
Nassiri 339.4000-459.5350



OPEN SUN 2-4:30P.M.
OAKMORE AREA \$599,000
181 FOREST HILL AVENUE
Charming 1924 garden
meticulously remodeled
from top to bottom! Private mas-
sive with French doors, walk to
shopping & park. See photos at
PatriciaBennett.com 339.8400-482.9000

Open Homes



OPEN SUN 2-4:30P.M.
HAYWARD \$469,000
22182 MONTGOMERY STREET
The cutest house in Cherryland is a
charming 20's bungalow updated
with modern appeal. New kitchen
& bath, great yard. Photo tour at
PatriciaBennett.com 339.8400-482.9000

OPEN SUN 2-4:30P.M.
GLENVIEW \$429,000
3496 WOODRUFF
Starter bungalow in Glenview
needs work, 3 Bedroom, 1 Bath.
Jennie Lippincott 339.8400-384.3557

OPEN SUN 2-4:30P.M.
NEAR EMERYVILLE \$399,000
1006 55TH STREET
1700 sq. ft. Turn of the Century near
Emeryville. Built as a duplex. 20 ft ceilings,
crown mouldings, fireplace, needs work.
Sherdella Sims 399.4000-899.6319

By Appointment



BERKELEY \$4,000,000
John Hudson Thomas plus cot-
tage. Panoramic bay views.
www.historicberkeleymansion.com
Mary Hanna 339.8400-339.5776

By Appointment



PIEDMONT \$2,380,000
1933 Spanish Monterey 4++ Bedroom,
4.5 Bath Piedmont Estate with SE/Bay
Views, private drive and 33,000+ square
foot lot. Gorgeous grounds & pool!
Nahid Nassiri 339.8400-339.4550

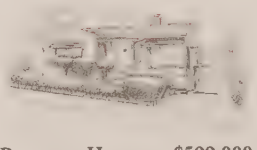
GLENVIEW \$799,000
Rare opportunity. Triplex in Glenview,
creekside setting from rear units and
deck. Perfect for owner occupant.
Large 3 bedroom, 2 1/2 bath unit in
front. 2 bedroom, 1 bath unit in rear
Michael Harding 339.4000-899.6307



MONTCLAIR \$675,000
3 Bedrooms, 2 Baths Updated California
Contemporary with Partial SE/Bay Views.
Hardwood floors, vaulted ceilings, walls
of windows, and great open floor plan.
Nahid Nassiri 339.8400-339.4550

OAKLAND \$739,000
Great traditional home. Spacious floor
plan, large backyard. 4 bedroom, 2.5
baths. Separate office/Au Pair with
separate entry, hardwood floors, remodel.
Ken Nwokedi 339.4000-485.5110

By Appointment



REDWOOD HEIGHTS \$599,000
Very special home with hill and bay view.
Master suite, office area, updated kitchen
& baths. 2-car garage. See photos at
PatriciaBennett.com 339.8400-482.9000

HERCULES \$469,000
2-Story, 3 bedrooms, 2.5 baths
townhouse with peaceful views of
the greenbelt. Newer appliances. 2
car garage. 3 swimming pools. 3
tennis courts. 1324 sqft of privacy.
Ken Nwokedi 485.5110-899.6333

WEST OAKLAND \$525,000
Great investment, both units 3 bed-
rooms, 1 bath. Live on one and rent the
other, or good income opportunity.
Torill Harge 339.4000-899.6306

Coming Soon

HAYWARD \$1,499,950
Gorgeous Tri-Level contemporary on
over 1/2 acre! HWF's, high-end ap-
pliances, excellent floor plan, decks
with valley views on every level!
Ken Nwokedi 485.5110-899.6333



JOAQUIN MILLER \$1,295,000
Stunning SE/Golden Gate Views! 2 Mas-
tersuites, gourmet kitchen, family room.
Plus separate bonus space for home
office or gym, media center or in-law.
Mary Jane McConville 339.8400-339.4280

Commercial

OFFICE SPACE FOR LEASE
1425 LEIMERT BLVD
Walking distance to Piedmont
perfect for attorney's offices or
other Professional. Panoramic
View of S.E. Perfect Location.
Mark Attarha 899.6300

OAKLAND \$1,250,000
5215-5219 EAST 12TH STREET
Warehouse-Cinderblock construction
2 separate parcels: 5215 E 12th st.
6,000 sq ft; 5219 e. 12th st 9,830 sq.
ft. Excellent Commercial/Industrial area!
Ken Nwokedi 510.899.6333

OAKLAND \$890,000
2403-2411 IVY DRIVE
Rare opportunity, great area.
Close to major freeway, public
transportation. Ideal for those
people who work in San Francisco.
A.D. Nassiri 510.339.4000

OAKLAND \$755,000
546 30TH STREET
6 Unit apartment building in
Prime North Oakland. Excellent
income producer. Most units re-
modeled. Call agent for details!
Ken Nwokedi 510.899.6333

2545-2555 BROADWAY 2 Retail
spaces for lease. 2555 Broadway 3480
sq ft, \$3480/month. 2545 Broadway
7500 sq ft, \$8000/month. Zoning c-40.
Excellent Broadway auto row location!
Ken Nwokedi 510.899.6333

OAKLAND \$2,700
2533 BROADWAY STREET
Excellent Broadway auto row
location! High walk/ drive-by
traffic. Retail space available.
Not for automotive use. Newer
roof, electrical and plumbing.
Ken Nwokedi 510.899.6333

BERKELEY \$2,220
2380 TELEGRAPH AVENUE
Retail space for sublease. Super
location in the heart of the re-
tail shopping district. 2 blocks
from U.C. Campus. Total 1,200
sq ft. Plenty of walk-by traffic.
Ken Nwokedi 510.899.6333

www.MontclairBetterHomes.com

Real Estate Focus:

Tranquility, fun, splendor at Point Richmond



A RARE OPPORTUNITY FOR BAYFRONT LIVING, this home is located in the prestigious community of Brickyard Cove at Historical Point Richmond Yacht Harbor, 1302 Sanderlin Island. It was built by Henry Almstead and designed by the award-winning architectural firm of Peters/Claybert/Caulfield whose portfolio includes custom homes in Sea Ranch. This classic home, built in 1979, features two-plus bedrooms, two and a half baths, Italian tile fireplace and more. A redwood deck completely surrounds the home which includes a private deep water dock for easy access for sailing on the Bay.

Price: \$1,750,000.

Listing agent: Gayle Langston, Intero Real Estate, 510-339-9114, Gayle@GayleLangston.com and www.GayleLangston.com for a virtual tour of the home.

Rules to follow when 'shopping' for your next loan

When she called her first words were, "I'm shopping for your very best and lowest rate."

My first thought was to tell her 1 percent and let it go at that, without mentioning that this was an adjustable rate mortgage with potential negative amortization, requiring better than average credit scores and fully documenting income and assets. The rate is, however, is about the lowest we've seen.

How wonderful it would be if this borrower could give us the basic information (without having to drag # out of her) that would let us give her the best quote of the day for her situation.

These are the basic points every rate shopper should have prepared before shopping for a loan.

First, the shopper should know their credit scores, (the borrower and co-borrower, if there is one). There are several Web sites that offer free credit reports and/or scores.

Simply search under free credit scores or free credit reports and you will discover hundreds of sites. Borrowers with credit scores that range from 700 to 750 and above (to a high of 850) are considered superior and are offered the best rates and loan programs. Credit scores below 620 are considered sub-prime and those loan carry higher interest rates.

There are three major credit bureaus, Experian, Equifax and TransUnion. There models for credit scoring are similar, based on Experian's Fair Isaac (FICO) credit score model and depends on what credit is being reported to each individual bureau.

Second, it is helpful to mention if this will be a purchase or refinance. Many lenders offer special incentives for purchase money

loans.

Third, can the borrower fully document their income and assets? You need to know your gross monthly income, salaried people need two months of pay-stubs and copies of their W2's for two years to document their income. Self-employed people need two years tax returns with all schedules and a current year-to-date Profit and Loss statement. Lenders are looking for a housing ratio (where the principal, interest, tax and insurance-PITI) monthly payment when divided by the monthly gross income) is equal or less than 33 percent. In addition, when the monthly liabilities are added to the PITI and divided by the monthly income the ratio should not exceed 38 percent.

Assets can be documented with bank statements for checking, savings and portfolio accounts. The lenders are looking to see the down payment and reserves (for a purchase) to be seasoned (in the bank) for at least three months, some lenders look for six months seasoning.

If the borrower cannot fully document their income and/or assets, there are other loan programs available at higher interest rates such as the Stated-Income-Stated Asset (SISA) loan, especially for those who have who have income that is not easily documented or the No-Income-No-Asset (NINA) loan that doesn't even consider ratios.

Fourth, is the loan conforming or at a jumbo level? Today's maximum conforming loan amount is \$359,650 for a single family home and the qualified borrower will usually get the very best fixed and adjustable rate mortgage. Also, what is the amortization (how the loan is paid off) term? Is it 40, 30, 20, 15



KAREN SENZIG
Mortgage Madness

Borrowers with credit scores that range from 700 to 750 and above (to a high of 850) are considered superior and are offered the best rates and loan programs. Credit scores below 620 are considered sub-prime and those loan carry higher interest rates.

or 10 years? The shorter the amortization term, the better the fixed conforming interest rate. This also holds true for Jumbo loans.

Fifth, what is the loan to value? Rates will tend to be higher for high equity loans (80 to 100 percent financing). When you divide the loan

See SENZIG, Page B3



ALAMEDA'S MOST FAMOUS Victorian-era house — dripping with gingerbread trim from tower to the wrap-around front porch — is part of this year's Alameda Splendor tour.

Alameda Splendor: A sampling of historic homes

ALAMEDA MUSEUM

The Alameda Museum and the Alameda Architectural Preservation Society invite you to "Alameda Splendor: A Sampling of Historic Homes," Sunday, Sept. 18, from 11 a.m. to 5 p.m.

The tour features nine homes, built between 1884 and 1912. The tour starts at Franklin Park at the intersection of Morton Street and San Jose Avenue.

Five of the houses on the tour are in the Eastlake style — popular in the 1880s — country houses built before the 1889 Alameda building boom. Two of the Eastlake houses have newly remodeled kitchens with custom cabinets, countertops of marble, limestone and granite and high-end appliances, all of which integrate well with the original interiors.

One of the houses, an 1887 Eastlake, features fabulous custom stenciling done by the owner, a graphic designer at the Lawrence Hall of Science in Berkeley. She very creatively integrated fragments of wallpaper from Bradbury & Bradbury and Burt Wallpapers in Benicia with various stencil designs, some of which she custom designed.

She stenciled the walls and ceilings in the first floor foyer, parlors, dining room and the upstairs hallway and bedrooms. The result is a one-of-a-kind masterpiece — breathtaking to see in person.

The tour also features two 1893 Queen Anne-style residences. One is a lovely cottage filled with Renaissance Revival furniture. The other is probably Alameda's most famous Victorian-era house — dripping with gingerbread trim from the corner tower to the wrap-around front porch. The owners have updated the interior with new faux-graining on the woodwork and wall- and ceiling-treatments by Bradbury & Bradbury.

And for those post-Victorian architecture fans, there is a 1901 Colonial Revival house and a two-story 1912 Craftsman-style home with a fabulous kitchen remodel.

The Colonial Revival is a grand mansion that originally cost \$16,000 to build. It is currently divided into apartments, but many of the original features are still intact. There are rumors of a ghost.

The new owners moved in at the end of 2003. Their unit includes the

original two-story bay window, a beautiful glass window on the main floor and a spectacular skylight. This unit also includes a formal banquet-size dining room, a large china cabinet and a large living area. A semi-circular staircase leads to a beautifully landscaped grounds include the garage house.

Tickets for the tour advance, or \$25 the day of the tour.

Advance tickets are available on the website: www.alamedamuseum.org

The following locations:

■ Thomas's Garden, 1113 Lincoln Ave.

■ Spellbinding Terrace, Encinal Ave.

■ Daisy's, 1504 Encinal Ave.

Ticket will be available at the intersection of Morton Street and San Jose Avenue. Tickets about the tour cost \$25.

Report

FROM PAGE B1

DataQuick Information Systems is a subsidiary of Vancouver-based MacDonald Dettwiler and Associates. (The top 10 lists are generated for incorporated cities with a minimum of 30 recorded sales in the month.)

Large changes in local median home prices typically indicate both local home price appreciation, and often, large shifts in the composition of housing

market activity. Some of the variations in median home prices may be exaggerated due to compositional changes in housing demand.

Leading the way in California real estate for 100 years, the California Association of Realtors (www.car.org) is one of the largest state trade organizations in the United States, with more than 165,000 members dedicated to the advancement of professionalism in real estate. C.A.R. is headquartered in Los Angeles.

GREATEST PRICE INCREASES

Reedley, 89.4 percent
Palos Verdes Estates, 87.8 percent
Twentynine Palms, 74.9 percent
Sanger, 66.3 percent
Barstow, 60.9 percent
Desert Hot Springs, 55.9 percent
Rancho Mirage, 53.8 percent
Visalia, 50 percent
West Sacramento, 48.9 percent
Hesperia, 48.7 percent
(compared with July 2004)

The Weekly Sales can be found in the Auto Section starting on D2.

3 New Listings



4210 ADELINE ST., EMERYVILLE
#279-Charming home, Light & Bright. Vaulted ceilings, 2-car detached garage. Enclosed patio area. Close to shopping & transportation.

\$525,000



139 DUNHAM CT., MERCUCES
#283-Home in nice quiet area. High vaulted ceiling in living room. Double built-in ovens, tiled counter top in kitchen. Brick fireplace in family room. Close to transportation and shopping.

\$608,000



815 POPPY CT., RICHMOND
#281-Well maintained home in a beautiful neighborhood. Fantastic views, large master suite w/walk-in closet. Extra large yard, conveniently located near shopping, freeways & more.

\$279,000

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CTJ JEKABSON
East Bay Real Estate

New Listing
5505
Columbia Ave.,
Richmond Annex
\$485,000
Open Sunday
2-4:30



A charming, 2 bedroom bungalow with artistic touches, clinker brick fireplace, coved ceilings.
Plus new office with skylights and full bath.
Plus large workshop in a wonderful fenced yard.

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510.273.9322 Email JEKAB@SBCGLOBAL.NET Web site JEKABSONRE.COM

What's Your House Worth?

ask

Julie Nachtwey
Alvarado Road Expert
Representing Buyers & Sellers since 1994

270 Alvarado 258 Alvarado 73 Alvarado
Alvarado 145 Alvarado 657 Alvarado
Alvarado 808 Alvarado 231 Alvarado 215 Alvarado
28 Alvarado 18 Alvarado 127 Alvarado
Alvarado 207 Alvarado 175 Alvarado

Julie Nachtwey

540.8743 jnachtwey@pacunion.com

www.julienachtwey.com



THE LION'S SHARE OF A COMBINED 600 YEARS OF EXPERIENCE: Pictured from left to right: **FRONT ROW:** Carolyn Murphy, Mary Carder, Alice Garvin, Evelyn Kennedy, Raye Thieman-Pereira, Ann Bracci, Signe Nelson, Darlene Gardner, Bill Bissett. **BACK ROW:** left to right Jack Cooley, Gael Malfitano, Don Patterson, Don Lindsey, Al Wagner. **NOT PICTURED:** Gael Malfitano, Debbie Budd, Rich Lai, Stan Lockhart.

Experience gives these agents the edge

GALLAGHER & LINDSEY
A few months, Gallagher & Lindsey will begin its 39th year of business, making it the oldest real estate brokerage in Alameda today. Though Jack Gallagher and Don Lindsey probably never predicted the incredible success their company would enjoy, it simply wouldn't have been possible without the teamwork and experience of their seasoned agents.

ffering full service to their clients over many decades.

"It's impressive and humbling to work with such experienced agents who've been in the business for several decades," said broker-manager Michael Studebaker.

"This team has helped us comfortably grow into the role of serving the entire Bay Area," said Lindsey. "We have become so much more than just another Alameda real estate company."

"These are absolute professionals who've helped their clients get started, invest in rental properties and have grown to be a valuable part of their lives."

Studebaker continues, "Although Jack Gallagher has since passed away, he and Don Lindsey were instrumental in sharing their passion for real estate early on with many who are still with us today."

"I joined Gallagher & Lindsey in 1971," said Alice Garvin, "and during that time, I've seen our 'family' grow. Our combined experience

This team has helped us comfortably grow into the role of serving the entire Bay Area. We have become so much more than just another Alameda real estate company.

Don Lindsey
President, Gallagher & Lindsey Real Estate

has always been a real benefit to our clients and, in addition to this, we have all the latest technology and back-up support which allows us to meet all of our client's needs."

Bill Bissett, who started his career with G&L 23 years ago, agrees with Alice. "Back when I started the technology was not there. Today, G&L really helps us stay on top of the latest tools and changes in the business."

Tom Holstlaw, a Realtor with G&L for 24 years said, "I've seen many changes within the Real Estate industry, however there has always been one constant — there is

no substitute for experience."

"Last year, we calculated that there were over 600 years of real estate experience shared by our Realtors here at Gallagher & Lindsey," said Karen and Tim Wright, vice presidents and developers of G&L's extensive training program.

"In the competitive, fast-paced world of real estate," said Tim Wright, "where every sale is unique, this wealth of knowledge from our seasoned agents is incredible and one of the main reasons Gallagher & Lindsey has been so successful for so long."



U-BILD

Cabinet keeps computer handy, out of sight

BY DON AND DAVE RUNYAN
U-BILD

Here's a great way to keep your computer protected and out of sight while adding office and study space to your home-all without major construction.

U-BILD

Perfect for a den, bedroom or even one end of the dining room, this computer secretary project allows do-it-yourselfers to use a small area for big jobs, then close everything up in an attractive cabinet.

Occupying just eight square feet, the project features dedicated space for a computer tower, monitor and printer and a big pull-down desktop for a keyboard and mouse.

In addition, a convenient storage cabinet holds books, manuals and other supplies behind closed doors.

Made primarily from plywood (pine as pictured, but other wood will work), the secretary features all straight cuts and a full-size pattern for the angle on the legs, so there's no guesswork involved. To build, simply cut the pieces to size, sand and assemble using

glue and nails. The project may be finished to match any decor.

The computer secretary measures about 48 inches tall by 44 inches wide by 23 inches deep; the monitor bay is about 30 inches wide by 20 inches tall by 21 inches deep.

The Computer Secretary plan, No. 939, is \$10.95 and includes detailed step-by-step instructions with photos, full-size traceable patterns, construction diagrams, plywood cutting layouts and a shopping list and cutting schedule.

A package of desk plans, No. C77, is \$24.95 and includes plans for two roll-top desks, a traditional secretary and a Franklin desk.

A catalog picturing hundreds of do-it-yourself projects is \$2. Please include \$3 for postage and handling (except catalog-only orders) and allow about two weeks for delivery.

To order by mail, clip this article and send it with a check or money order to U-Bild Features, c/o Hills Newspapers, P.O. Box 2383, Van Nuys, CA 91409. To order by credit card, call 1-800-828-2453. Visit U-Bild on the Web at u-bild.com

enzig

PAGE B2

ly the property value, you determine the loan to value.

For refinances, will there be any cash out of their equity? Is the motivation for the refinance? Do you need to remove

Insurance (MI), fix an adjustable rate mortgage or shorten mortgage term?

And finally anticipate the costs associated with the loan. The costs always a matter of interest rate when you pay them or not. Our lowest to advertise low rates on costs but the borrower does pay for them over the life of the loan if they are not paid upfront. The lender can pay the non-recurring closing costs that involve origination points (a point is percent of the loan amount), appraisal, title insurance, recording, documentation and miscellaneous fees by taking the interest rate up and getting special

incentives for the higher interest rate (rebate pricing).

Other factors include how many days to lock-in a rate.

The shortest and best is 12-15 days (and many lenders will quote this rate). But, to get this rate, the loan must already be into the lenders system, processed with an appraisal and be approved with no prior to documentation conditions.

The lender should be quoting to a shopper a 30 day lock-in rate, and then with the caveat that it is today's rate, based on a 30 day lock-in with application and subject to change until the lock-in is verified.

Rates can and will change daily with the market and it is possible for rates to change in a very volatile market two or three times per day.

A \$300,000 loan could get a 30 year fixed no cost rate quote at 5.875 percent in the morning from one lender and that same loan with another lender at 6.125 percent or 5.75 percent after the market closed in the afternoon. A good benchmark is to watch the yield on the 10 year treasury bond.

The lender should be quoting to a shopper a 30 day lock-in rate, and then with the caveat that it is today's rate, based on a 30 day lock-in with application and subject to change until the lock-in is verified.

It is an unfortunate fact of life, that some brokers and lenders, betting on the market, will exaggerate their abilities to bring in the lowest interest rate. It is important to work with someone you can trust.

With all this in mind, an ideal dialogue might go like this: "Hello, I am shopping for your best rate."

"My partner and I have excellent credit scores, mine is 735 and my partner's is 709. Between us, our gross monthly income is \$12,500 and we are both employed. We are refinancing our present home which we purchased about a year and a half ago for \$500,000 with ten percent down. Our current loan balance is about \$442,000 because we have been making additional principal payments on our 30 year mortgage. Our current payment is \$2919, principal and interest based on a 6.75 percent interest rate, our taxes and insurance payment is \$642 and our mortgage insurance is \$338 per month."

"We've done a bit of remodeling and homes like ours are selling for around \$600,000. We would like to get rid of the mortgage insurance and cash out with about \$25,000 to recover some of the money that we have put into the house. We have no consumer debt. We are looking for your lowest 15 year interest rate with very low or no costs to refinance."

With a few calculations, we could tell our shopper that a 15-year jumbo loan amount of \$470,000 with an interest rate of 5.625 percent would have no points and the broker could cover \$2,350 of their non-recurring closing costs netting the borrowers \$25,000 cash back.

Their principal and interest payment would be \$3,872 and would keep their current taxes and insurance payment of \$642 for a PITI payment of \$4,514 versus their current payment PITI on their 30 year mortgage of \$3,899.

The difference, especially when you add in the \$338 mortgage insurance payment means more money is being paid against the principal and will save tens of thousands of dollars in interest over the life of the loan.

One may note that the PITI payment gives the borrower's a housing ratio over 36 percent, but with consideration that there is no consumer debt (credit cards, car payments, etc.), fully documented income and assets and with credit scores above 700, the lenders would lend to these borrowers even if the PITI payment ratio was above 45 percent.

Karen Senzig is co-owner of Montclair Mortgage with her husband, Scott. She can be reached at 510-339-8511, fax 510-339-3814, E-Mail at ksenzig@aol.com.

Seminar focuses on 'helping the helpers'

RE/MAX IN MOTION

The "helpers that help others" dedicate their lives to our communities. They are police officers, nurses, firefighters and other public service employees. But frequently these helpers cannot afford to buy a home in the cities they serve.

As first-time homebuyers, with salaries in a low to moderate range, they question if homeownership is an attainable goal. But Congress has introduced a new tax credit bill hoping to encourage the building of more affordable housing. Additionally, the FHA is considering a zero downpayment loan for qualified borrowers.

An informational, obligation-free seminar, "First Homes: Helping The Helpers" is scheduled 7 to 8 p.m., Thursday, Sept. 15, at the RE/MAX Conference Center.

Realtor Jonathan Fleming of RE/MAX In Motion presents the free

class. One of Fleming's areas of specialization is real estate education for the first time buyer.

He also offers relocation help for those new to the area, with worldwide RE/MAX contacts.

Gain information targeted to help the helpers as first-time homebuyers. Do you qualify for an assistance program? Must you establish a credit history before buying? What low-down payment or zero down programs are there?

Health care professionals, school administrators in public and private schools and all other first-time buyers are also welcome. You must pre-register. Seating is limited. Attendees receive special services discounts from the presenters and a free initial credit report.

To learn more contact Fleming at 800-757-7216 or visit www.bayareainvestor.com.

course for minority professionals

CCIM INSTITUTE

CCIM Institute, an affiliate of the National Association of Realtors will offer an introductory course in commercial real estate to minority real estate professionals. The course will be held from 8:30 a.m. to 5 p.m., Tuesday and Wednesday, Sept. 21 and 22, at the Carr America Conference Center, 4400 Rosewood Drive, San Francisco.

The institute is offering the introduction to Commercial Real Estate, through the National Diversity Education Program (CDEP) scholarship program designed to bolster minority representation in the real estate industry. Candidates accepted for the course will be admitted free of

charge, but will be required to pay a \$30 application fee. Byron Smith, Sr., Esq., CCIM, CRB, will teach the course. Smith is president of Metropolitan Realty Group, Inc. of Chantilly, Virginia.

The CDEP was launched in 2003 to significantly increase the number of minority commercial real estate professionals who enroll in the Institute's curriculum and attain the CCIM designation.

To date, more than 450 professionals have participated in the program and three have earned the CCIM designation.

Interested individuals should contact Gail Giles at 312-321-4460, ext. 4472 or at ggiles@ccimstitute.com.

open sunday

OPEN SUNDAY 2-4:30. Historic Duplex with Panoramic Bay Views! Originally designed in 1929 by architect Walter Steilberg, with a second unit added by Howard Moise, this duplex has many wonderful architectural details. The property has off-street parking and is just moments to the University.

View a photo tour at johndandjudith.com

Offered at \$790,000

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GRUBBCO.COM

JOHN & JUDITH RATCLIFFE
OFFICE: 652.2133/429
johndandjudith@grubbco.com



coming soon

A wonderful traditional Piedmont home with five bedrooms, three and one half baths. Stunning formal living and dining rooms plus den, rumpus room and au-pair suite. The patio is great for outdoor entertaining with South Bay views.

Offered at \$2,600,000

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191 Sandringham Road,
Piedmont

HELEN BUTY
Office: 510.339.0400/314
buty@grubbco.com



6001 Margarido Drive, Oakland
\$2,275,000 Open 2-4

Fabulous panoramic views of the bay and both bridges from this 5400 sq. ft. newer Mediterranean home high in the Oakland Hills on .33 acre lot! 7 bedrooms, 5.5 baths, 6 fireplaces, completely separate au-pair, huge wine cellar, huge bonus room and 2 garages (5 cars) and extra off street parking!

Ron & Elaine
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INTERO
REAL ESTATE SERVICES

Are fixer-uppers a good deal in today's market?

■ Rapid price-appreciation rate may be a red flag

INMAN NEWS

There was a time when no one wanted to buy a dilapidated "money pit." That was before the days of high appreciation rates and low inventories of homes for sale. Now fixers are almost as popular as homes that are in move-in condition.

For example, a couple of years ago, a home that was in such bad shape that it wasn't livable sold with nine offers. It sold for over \$200,000 more than the asking price. The home was in Crocker Highlands, and was easy to see that it could be a lovely home with about \$250,000 of improvements.

But at the \$900,000 purchase price, it was hard to imagine how the buyers could turn the house for a quick profit.

In fact, the buyers didn't fix up the house for immediate resale. They fixed it up for themselves and lived in it for a couple of years. When they sold, they did recoup their investment, but only because home prices appreciated more than 20 percent the year before they sold.

However, they did not sell for significantly more than they invested, much to their disappointment. Before jumping into a fix-up project, do your homework and be objective about the upside potential of any project you consider. The primary considerations are the price you pay, the cost of improvements, your carrying costs and the expected selling price.

The most difficult part of rehabbing for profit in this market is find-

ing suitable property to buy at the right price. In some areas, low inventories and high prices are causing more buyers to consider buying a less expensive home that needs work.

It's hard for an investor to compete with a buyer who plans to fix up the property for himself rather than fix it up to sell for a profit.

HOUSE HUNTING TIP: The key to success is being able to walk away from a project that doesn't make sense. If you pay too much going in, you'll make less when you sell unless you skip on renovations or home prices escalate.

Don't be too quick to wrap up a deal. Successful real estate investors often make offers on hundreds of candidate properties before finalizing a purchase.

Be realistic about the renovation costs. It's wise to pad the estimates on the high side to cover for unexpected expenses. When renovating an older property, there's always the risk of an unknown defect that will push you over budget.

The best fixer projects are the ones that need only cosmetic improvements. But, these are also the ones that attract buyers who will fix the property up for themselves. These buyers can afford to pay more because they don't need to pay themselves a profit.

Beware of the fixers that no one wants. These might have a serious or incurable defect, like freeway noise, that will limit your upside potential.

The buyers in the above example would have realized more from the sale if it weren't for the fact that the property was subject to freeway noise.



DIAN HYMER
House Hunting

Be realistic about the renovation costs. It's wise to pad the estimates on the high side to cover for unexpected expenses. When renovating an older property, there's always the risk of an unknown defect that will push you over budget.

Buying fixer-upper properties in this market is risky because of the fact that home prices have experienced extreme appreciation in some areas during the last few years.

No one knows for sure where the market and home prices are heading. But, if you buy now and the market slows down and you can't sell quickly for a profit, you'll be looking at higher carrying costs and perhaps a lower price.

THE CLOSING: Keep in mind that your goal is making a profit. If there isn't profit potential, save your money until you find a project that makes sense.

Dian Hymer can be reached at 510-339-4777 or by e-mail at Dian@Dianhymer.com.

Planning to remodel your home

■ Free seminar shows how to make it a success

Are you or someone you know considering a professional remodeling project? Then you should be the free seminar "Your Remodel: How To Make It A Success." The seminar will be held on Friday, Sept. 15, from 6:30 to 9 p.m., at the Orinda Library, 24 Orinda Way in Orinda. This seminar shows you how to maximize your project's value, while minimizing frustration.

Paul Winans of Winans Construction, Inc. will cover such topics as pre-design and understanding the design process, tips for setting a realistic budget, choosing and working with a professional contractor and specific steps you can take to ensure that your project is successful.

Winans Construction is a 27-year old firm specializing in major residential remodeling in the East Bay and surrounding areas. The company has received numerous local and national awards including the highest recognition for quality achievement in the remodeling industry - the National Remodeling Quality Gold Award. Co-owners Paul and Nina Winans are both National Association of Remodeling Industry (NARI) Certified Remodelers. Paul, NARI's 2005-2006 national primary award winner, has given many seminars to homeowners. He writes the From the Ground Up column on www.winansconstruction.com.

To learn more or to register call 510-653-7288 or register online at www.winansconstruction.com.

African violets thrive in temperate, humid, close quarters

BY KATHY VAN MULLEKOM

DAILY PRESS

NEWPORT NEWS, Va.

NEWPORT NEWS, Va. - Growing African violets is as much fun as having a lot of shoes, Carol Van said.

"But we keep them out where friends and family can enjoy them instead of in the closet," she said.

"Working with plants is a real joy," says Van, who has 500 African violets at her home in Hampton, Va. "It gives you a lift, and life's other problems fade away."

You may remember African violets lining the windowsill of your grandmother's kitchen window, but these perky plants remain as popular today as they were back in the 1950s and '60s.

and members of the Tidewater, Va., African Violet Society.

Potting: Young plants and small growing plants prefer small pots.

"One mistake that nearly all people do when they first start growing violets is to repot them in a pot too large," says Adrienne Topping, a member of the Tidewater society. Let a plant get root bound before moving it to a large pot. Potting soil should be porous, so it drains well and allows oxygen to reach the roots. Use sterile potting soil to avoid plant problems; ordinary garden soil will not work. Look for special African violet soil mixes - with the label marked "sterilized" - at garden centers.

Light: Strong light, but not strong sunlight, is needed. An east-

SOME DO'S AND DON'TS OF WATERING AFRICAN VIOLETS:

More African violets die from overwatering than from any other cause. Do touch soil of pot. Do water around edges of pot, not in one spot. Do, if watered from top, water from the top every time, not watering to wash away soil, but to get water to the roots. Do water plants in trays less than those in glass pots. Do check plants for waterlogging often because they tend to dry out quicker. Do water "bone-dry" soil with a spoon at a time every 24 hours until the soil is barely moist. Don't permit plants to stand in water more than 15 minutes. Don't water as often when high. Don't water every time you check; a limp drooping plant needs enough moisture in the soil to revive. Don't ever feed a plant; fertilizer could burn the roots.

One mistake that nearly all people do when they first start growing violets is to repot them in a pot too large. Let a plant get root bound before moving it to a large pot. Potting soil should be porous, so it drains well and allows oxygen to reach the roots.

African violets are sought-after houseplants because they are compact and bloom most of the year, with just a few short rest periods between flowering, says Steve Urlick at McDonald Garden Center in Hampton.

The flower color ranges from the blue color of the original species - native to the mountains of East Africa - to purple, lavender, violet, red, pink, white and yellow. Bi-colors, as well as picotee and double-flowered forms are commonly available, all in standard, miniature and trailing plant types, he says. There are even variegated varieties and chimeras, which are flowers that have spots or stripes.

The plants are easy to grow and take up very little space. In fact, they are perfect plants to perch on a home or office windowsill filled with bright light.

"They almost thrive on neglect," says Lynda Fairchild of Newport News, Va. She and Van are members of the Tidewater African Violet Society, an affiliate of the African Violet Society of America.

Here's what African violets need to thrive, courtesy of Steve Urlick of McDonald Garden Center, the African Violet Society of America

or northern exposure year-round is good. Other exposures need a thin curtain, or the blinds tilted up, at the window. When temperatures drop in the winter, draw the shade or close the blind at night to protect the plants from the cold.

Bloom: It takes good light, proper humidity and a regular feeding schedule to make your plants bloom.

Feeding: Never fertilize a plant that is too dry. Use a good fertilizer that can be put into water and applied when watering. Many experienced growers reduce the amount of fertilizer, using one-fourth the manufacturer's recommended amount and apply every watering, provided the plants are not permitted to dry out between waterings.

Atmosphere: Keep the air moving around your plants, but no drafts, please. Temperatures ranging from 65 degrees at night to 75 degrees during the day are best, but the plants will accept temps of 60 and 80, respectively. For an ideal humidity level, place plants on trays filled with gravel or stones, then add water. The water should not touch the pots or your plants will stay too wet.

Propagation: Take a healthy leaf from the second row from the bot-

tom; remove the entire stalk of a leaf from the plant to about 1 inch with scissors. Have a container ready lined with sphagnum moss and a combination of potting media, cover with a plastic bag and in about six weeks look for plantlets to emerge from the rooting media. Do not let it dry out. Keep the plant out of strong light and sunlight.

When the plantlets start a very dense foliage. When the plantlets are high and have two or three leaves each plant (there will be one), they are ready to be planted into small pots.

Carefully remove the plantlets from the leaf, gently cut the fine roots are not broken. Cut the clump of plantlets they will come away with roots, plant in soil (half rooting media), tle, or no roots, can be the rooting media. In a few weeks, they are ready to transplant into

Berkeley Historical Society announces its fall walking tours

BERKELEY HISTORICAL SOCIETY

The Berkeley Historical Society announces its series of fall walking tours beginning with the Claremont-Elmwood paths on Saturday, Sept. 17 and ending Saturday, Nov. 12 with the bonus tour of the Ashby Arts District.

All tours start at 10 a.m. and end about noon. Tours are limited to 30 paying participants unless otherwise noted and pre-paid reservations are required. The non-refundable donation for each tour is \$8 for BHS members and \$10 for the general public.

Season tour tickets are available to BHS members only for \$30 for all tours. BHS annual membership is \$20 for an individual and \$25 for a family. Tours conducted rain, shine or Berkeley fog, and are wheelchair accessible unless noted otherwise.

For more information, call 510-848-0181 or visit www.cityofberkeley.info/histsoc/

SATURDAY, SEPT 17

Claremont-Elmwood Paths, Houses and History

The hilly neighborhoods of southeast Berkeley contain a wide variety of early 20th century houses, estates, paths and other developments. The tour will include architect Leola Hall's 1912 "Honeymoon House," artist Richard Diebenkorn's 1950s residence built in 1889, the still-impressive remains of the vast "Tibetan-Mission style" Taylor mansion, a goose farm, a small cemetery and more. Longtime resident and local historian Ron Sipherd will lead the tour.

SATURDAY, OCT 1

The Berkeley View Terrace Neighborhood

This residential development was laid out in 1926 on land belonging to one of the private water companies that supplied water to Berkeley prior to the building of East Bay Municipal

Utility District's pipeline from the Sierra Nevada. The neighborhood borders UC Berkeley land on the south and Tilden Park along its eastern boundary. The walk will follow the winding, and sometimes steep roads that offer frequent views over the Bay. Along the way we will see examples of changing architectural styles over almost 80 years and observe how open grassy hillsides have been transformed into the woodland neighborhood of today. Led by Phil Rogers, a long time resident.

SATURDAY, OCT 15

How Can a Poor Man Stand and Live in Times Like These

or the History of Working Class West Berkeley

Led by historic preservationist, land-march researcher and raconteur Dale Smith, this walking tour takes us through industrial West Berkeley. Although much is made about the artist colony and intelligentsia of East Berkeley around the University, it was West Berkeley that was the economic engine that allowed Berkeley to prosper. Walk through time from earthquake to earthquake and see for yourself if the area has adapted well to changing times.

SUNDAY, OCT. 23

Transformations Around the Old Santa Fe Station

Lead architect, David Finn will be presenting the recently completed new Synagogue, Netivot Shalom (Paths of Peace). Then Phil Gale, BHS Board Member and early railroad expert will tell about the history of the Santa Fe Station. Bill Richardson, business manager, will lead us on a tour of the new Montessori School. Last we will ascend to the studio of Michele Manning in the Strawberry Creek Design Center.

SUNDAY, OCT. 30

South Berkeley Sidewalk Secrets,

This tour looks at concrete paving — sidewalks, curbs, driveways, retaining

All tours start at 10 a.m. and end about noon. Tours are limited to 30 paying participants unless otherwise noted and pre-paid reservations are required.

walls and other mundane features of the South Berkeley residential landscape. Stamps of concrete contractors and unions provide clues about urban social and economic history. Similarly, manholes, hydrants and other cover plates document early water companies/utilities and local foundations. Led by Ken Duffy, a South Berkeley native who grew up noticing things underfoot as well as overhead. He is a technical writer and artist, with a degree in geography. Lincoln Cushman, who has been creating, documenting and publishing social change graphics since 1970, will accompany Ken. He is a librarian, currently at the Bancroft Library and formerly at UC Berkeley's Institute of International Relations.

SATURDAY, NOV. 12

Bonus tour...Ashby Arts District- New and Old

As a bonus tour for those subscribing to at least three Fall Walking Tours, you are invited to join a free tour. Meet Justin Katz at Epic Arts Studio, Community Arts and Resource Center for music, murals and other events. Then to Patrick Dooley, founder and artistic director of the Shotgun Players, an East Bay theatre company now residing at the Ashby Stage in South Berkeley. Last, around the corner to meet Jules Kilot, owner of Lacis Museum of Lace and Textiles and view the extensive collection of the finest of human handwork.

CONTACT THE REAL ESTATE EDITOR AT 510-748-1655 OR E-MAIL DEVANOSKY@CCTIMES.COM.

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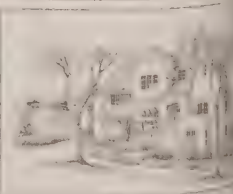


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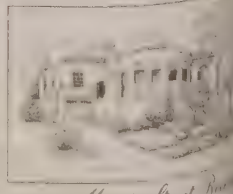
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You just never know when it might come in handy

Number 495 in a series of true experiences in real estate. Anet's mom confessed something funny the other day. She told Anet that she had opened a large kitchen cupboard to find that it was empty. Nothing could be added. And embarrassing though it was to admit, what the cupboard was full of were plastic bags. Perfectly good, certainly reusable plastic bags, lots of them.

Anet's mom looked at the bags she had collected inside her kitchen

cupboard and she realized that she was not going to be able to throw those bags away. Keeping always in mind the Great Depression, she knew that if an item is serviceable and potentially useful, it must be saved. Out loud she said "I wonder who could use these?"

Anet's sister who happened to be there at the time replied, "Mom, I know just who can use these bags. Put them all together and give them to me."

Anet's mom knows where those

bags are going and it's not to some deserving person. Telling Anet about the bags, she laughs heartily, says she's pretending that someone will be glad to get her collection, and explains that she just can't help it. She can't throw out things that are still good.

We've had a number of clients who felt the same, people who can't let anything good go to waste. When it came time to clear out their houses before moving, they devoted themselves to finding the right

placement for every item they no longer wanted. Often it took months to go through closets and basements. They sought recipients at recycling centers, schools, libraries, charities and food banks.

When they could they sold books, clothes and furniture, then gave away what was left. A number of clients made donations to the White Elephant Sale, where they hoped their gifts would make money for the Oakland Museum.

I've never been to the museum sale, which I hear is rich with oddities and collectibles, but I've visited numerous charity thrift stores. Most everything they've got for sale these days doesn't look very saleable to me. I can't remember when I last saw a piece of furniture that I knew would look great after just a little refinishing.

There are piles of baskets from Harry & David, Pyrex casseroles and custard cups, paperback books, jigsaw puzzles and oft-washed clothes. Unending drink glasses, none matching, coffee mugs with emblems, glass vases from the florist.

I wonder, do these sell? Or does everyone who needs these things already have them? Or are they buying them new?

Recently my daughter asked me to keep an eye out for kitchen things for a friend about to move to

her first apartment. I brought home glass and silverware from a client for the friend, then it turned out she didn't want it. She wasn't even tempted to come look at it.

I didn't ask why but maybe she went to Target and bought their amazingly complete Kitchen in a Box. Plates, bowls, glasses, silverware, pots and frying pan, knife set, cutting board. Also ice cream scoop, can opener, measuring cups, pizza knife, corkscrew, chip clips. And more, all for \$35.

Separately, a set of pottery dishes for four — pretty ones — \$8. And stainless steel silverware with enamel handles, 16 pieces — wow! — \$4. Walmart has a similar do-everything kitchen set but in their dishes and steak knives are included for \$49.

The day Anet and I saw the boxed kitchen at Target, it was on sale for \$25. We couldn't believe it. We remembered moving to our first apartments years ago. Our moms gave us some things, we bought some at garage sales. I did the same for my daughter, helped her outfit her kitchen, gave her things from my house, bought others new.

I was surprised then to find that toasters and irons are widely available for about \$10. We got her a toaster on sale for even less. It broke after about a year — there's no such thing as toaster repair



TARPOFF AND TALBERT
True Experiences

these days — so she bought a new one.

I wonder, will people ever bother again with castoffs? Is the pass-along system dead? Now that so much can be purchased for so little, do people toss after use, then buy again?

When I was cleaning out my mom's house after she died, I found a set of cutlery she'd gotten somewhere. Not fancy, not expensive, just ordinary stainless steel, a set for six.

A note from my mother to me was taped to the bag the pieces were wrapped in. "Think before giving away."

I'm sure my mom saw that perfectly good cutlery as something one of us, her children or grandchildren, could use one day. That's why she saved it.

The note made me smile and I thought about taking the cutlery home, storing it at my house. But I didn't. It's probably sitting on a shelf in a thrift store now.

Pat Talbert and Anet Tarpo are residential real estate agents who can be reached at 653-2050 and at www.tarpoandtalbert.com.

Realtors combine open home, art exhibit

KELLER WILLIAMS REALTY
Margaret Lin and Reza Sadjadi of Keller Williams Berkeley Golden Gate office have devised an innovative way to hold an open home. Today, Saturday and Sunday, the home at 141 North Rancho Court in Pinole (North Rancho Estates) will be open and feature the work of four local artists. Refreshments will be served.

Susan Almazol creates ceramic meditative sculptures (www.susanalmazol.com).

Katherine Bettis specializes in wedding photojournalism. This style of photography documents the wedding day in real time without any direction or interference from the photographer. Her black and white wedding photographs have been exhibited in galleries throughout the Bay Area (www.katherinebettis.com).

Jim Dewitt has his two loves — sailing and art. His passion for painting has kept pace with his love of sailing and his impressive racing career is reflected in the authority and honesty of his nautical paintings. He has exhibited in galleries

and museums worldwide. Visit www.jimdedewitt.com.

Asha Menghrajani was raised in the Philippines by a father whose import business took her around the world to Europe, Asia, Egypt, Dubai, and Mexico, until she settled in California in 1992. Her current work portrays abstraction with a touch of realism. Asha creates her own texture and layers of colors she draws from perception, placing shapes and collage elements. See www.fourthstreetstudio.com/gallery/ashamenghrajani.htm.

There will also be gift certificate drawings for area restaurants. Contact Lin at 510-912-1284 or Sadjadi at 510-917-7115.

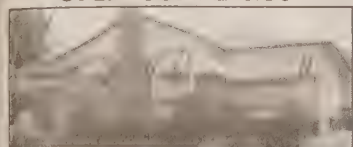


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El Cerrito \$735,000

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508 Balra Dr. Open Sun 2-4
Mary Gray & Mykah Larkins 527-9111



El Cerrito \$675,000

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545 Colusa Ave. Open Sun 2-4
Jean Shrem & Marni Fischer 527-9111



El Sobrante \$750,000

Charming hexagon on 1/2 acre. Redwood trees, creek, lighted sport court. 3 bedrooms, 2 baths, open kitchen with 22 ft. high soaring ceiling, great room and laundry room on main level. Circular deck surrounds home on 5 sides. In-law unit with separate entrance on lower level.

221 Amend Ct. Open Sun 1-4
Doris Alexander 527-9111



Berkeley \$539,000

Golden Gate and Bay views from this cottage-style 1 bedroom, 1 bath condo. Large balcony, hardwood floors throughout, approx. 900 sq. ft. Attached garage. Fabulous location just 3 blocks to campus and Gourmet Ghetto.

1698 La Loma Ave. Open Sun 2-4
Pat Duffry 524-0800



Richmond Annex \$495,000

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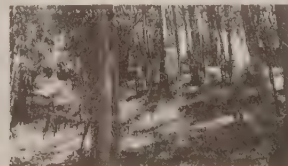
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Gloria Polanski 524-0800



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Bonnie Scott 231-1640

For more information about these properties visit www.marvingardens.com

Redwoods, azaleas compete for water, nutrients

Q. On the northeast side of our house, my husband removed the ivy growing under a large Redwood tree and planted azaleas. He has replanted them several times but they keep dying. The leaves on the plants wilt, turn brown and then die. He dug small holes with a pickaxe because of the heavy clay soil and the tree roots. The area is watered every other day by automatic sprinklers in the pre-dawn hours. Do redwood trees affect the soil so that azaleas can't grow?

A. Redwood trees do not produce any sort of natural toxins that would affect the growth of azaleas or any other plants. Redwood trees have shallow roots that compete for water and nutrients with the other

established plants in the area. The root system on older trees are more massive on or near the soil surface. This makes digging holes for new plants difficult but not impossible. Azaleas are also shallow rooted and don't thrive in heavy clay soil without planting holes being amended. To avoid the larger tree roots, plant away from the tree trunk. The planting holes should be twice as wide or wider than the container the azaleas are in and 6 inches deeper. Replace the native soil with an azalea or acid planting mix or mix it 50/50 with the native soil. Before planting be sure the plants are moist and slice through the root mass so the roots grow into the

new soil mix. The top of the root ball should be at the soil surface, as you don't want to bury the new plants. When temperatures are below 80 degrees, water twice a week and mulch the open areas. **Q.** Last winter, I sprayed my Babcock peach and Santa Rosa plum trees three times for peach leaf curl with a lime sulfur dormant spray. The peach tree was 90 to 95 percent free of curly leaves, while the plum tree was not. The plum tree produced beautiful blossoms, which formed into fruit, only to drop to the ground. Will peach leaf curl cause fruit drop or could the heavy rain this past spring have been a contributor? Should I wait until the fall to spray the plum

Redwood trees have shallow roots that compete for water and nutrients with the other established plants in the area.

tree again to control the curly leaves? **A.** You have your problems and solutions mixed up. Peach leaf curl is a fungus that attacks only peaches and nectarines. The curly leaves on plums, apples, crabapples and cherries are caused by insects called aphids. Lime sulfur is an excellent dormant spray for over wintering prob-

lems on all fruit trees but it's ineffective against aphids. Spray the plum tree with insecticidal soap at the first sign of curly leaves and follow up with a second application a week later. This should give you a tree with normal foliage. The excessive fruit drop is the result of the weather conditions this spring.



BUZZ BERTOLERO
President of Navier's Gardeners and a California Certified Professional. His Web site is www.dirtgardeners.com. Questions by email at den@aol.com or to 3800 Cal Ste. D, Pleasant Hill, CA 94523.

Cooling down the attic (and the house)

BY ALAN J. HEAVENS
KNIGHT RIDDER NEWSPAPERS
Q: I moved into a new house that has a full downstairs and a loft and bedroom upstairs. Adjacent to the upstairs bedroom and on top of the garage is the attic, which is extremely warm. There is a window, but I keep it closed so I don't have to worry about it when it rains. Any suggestions for making the attic less hot? It's getting very hard to cool the upstairs rooms.
A: You could add soffit vents to increase airflow in the attic; they will allow cooler air to enter at the lowest point of the roof, along the underside of the eave. Most attics have ridge vents at

the roof's peak. As cooler air enters the attic through the soffit vents, the warm air rises and escapes. Some experts recommend installing an attic fan to expel hot air. But others say a fan will cost as much energy as it is designed to save — because a fan will depressurize the attic, it might draw cool, conditioned air up from your loft and bedroom. **Q:** I'm about ready to replace my old pressure-treated deck. I'd like to reuse some of the lumber, but I read that the old lumber is poisonous. Can you clear this up for me?
A: I'd get rid of all the old pressure-treated lumber, which has health concerns attached to it. In

Add soffit vents to increase airflow in the attic; they will allow cooler air to enter at the lowest point of the eave, along the underside of the eave. fact, lumber treated with chromated copper arsenate (CCA), used in deck construction for many years, See COOLING, Page B7

sold

721 Rosal Avenue, Crocker
Originally offered at \$769,000
Represented the Seller

sold

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535 A Jackson Street Open 2-4:30

BERKELEY - NEW! \$415,000
2/1 - Condo located right next to UC campus. Excellent starter home for students or 1st time buyers. Corner unit, garage parking, more.
2 Panoramic Way #203 Open 2-4

OAKLAND - NEW! \$399,000
2/1 - 1920's cottage in Laurel district. Lot is over 10,000 square feet & may be subdividable. Hardwood floors, built-ins. Needs TLC.
Daisy Street BY APPOINTMENT

EL CERRITO \$699,000
3/2 - Rare find! Brand new construction. Beautiful, high quality, energy efficient, winning compares to that new home small.
1001 Richmond Street Open 1-4

BERKELEY \$1,100,000
5/2.5 - Capt. Luttrell's House, 1889 Queen Anne Victorian, historically significant. Maintained with many upgrades. Fenced in for privacy.
2328 Channing Way SATURDAY ONLY 11-1

OAKLAND - NEW! \$499,000
2/1.5 - Location! Charming condo just 1 block from College Avenue markets, shops and BART. 2-story townhouse feel.
6420 Benvenue Avenue #2 Open 2-4

PINOLE \$599,000
3/1 - Charming home with remodeled kitchen & bath, hardwood floors, fireplace, stylish colors, sweet yards, almost 1,300 square feet.
606 Fern Avenue Open 2-4

SAN LEANDRO \$275,000
2/1 - Lovely & affordable, located on quiet street. Designer colors, eat-in kitchen, wood floors, enormous yard, very cute.
Maubert Avenue BY APPOINTMENT

BERKELEY \$750,000
2/2 - Beautifully remodeled home. Photos and more at www.charliecookproperties.com. Offers reviewed as submitted.

OAKLAND \$795,000
4/1.5 - As good as it gets! Gracious Prairie style home in the heart of Glenview with spacious formal dining room and eat-in kitchen.

RICHMOND \$449,000
3/1 - Lovely Richmond Annex home with hardwood throughout, light & bright, garden a delight. More at www.katieandmark.com

[september 4th]

Soaring to new heights: Gallagher & Lindsey hosts 'Career Night'

GALLAGHER & LINDSEY
Gallagher & Lindsey, Inc., Real Estate, is hosting "Career Night" at its office, 1300 Central Ave. office Tuesday, Sept. 13, from 6 to 8 p.m.
This event is open to the public and will be very informative for anyone wanting to learn more about working in real estate," said Karen Lindsey, president and owner of Gallagher & Lindsey.
"We are interested in meeting people that are considering a career in real estate, or those that are experienced and have not had the benefit of our great training. We offer our agents the latest technology, and as a company, we are dedicated to support and training that our agents receive."
The agency runs its own state-of-the-art training center, where vice presidents of agent development and Karen Wright coordinate the Track Real Estate Training, the premier training program in the East. At Gallagher & Lindsey we offer ongoing training and will guide you on the steps to becoming a top producer," said Tim Wright. "We will

give you the sales tools that you need to ensure your success and how to best serve the needs of your clients."
"There is no charge for the training program and the agency offers all the tools necessary to make a career in real estate your dream job," said Karen Wright, who has guided many would-be agents through the program and has seen the rewards that a career in real estate can bring.
"We work hand-in-hand with the

new agents and train them to succeed, and we share the formula for success," she said. "A career in real estate can be very rewarding both financially and in personal satisfaction. It is a career where both you and your clients can prosper and become financially secure. You are helping your clients invest in their future."
If you are interested in entering the training program or attending Career Night on Sept. 13, call Karen Wright at 510-748-1771.

coming soon

Enjoy the updated, eat-in kitchen, expansive adjoining deck with hill and Bay views, and wood-paneled dining room. Level garden play area; three bedrooms; three baths; finished lower level; two-car attached garage; ample storage. Includes architect's rendering for remodel of lower level.

Offered at \$1,295,000

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cooling

PAGE B6

no longer even being sold for residential use. Why would you keep something that has been taken off the market?

Alternative lumber products made from treated with alkaline copper quaternary (ACQ) or copper azole (CA) are sold under a variety of names (ACQ Preserve and Na-Wood, among them).

Some new products are treated with sodium borate (sold as AdGuard or DuraBora). But ACQ and CA, lumber treated with borates should not come into contact with moisture, and so it cannot be used outdoors on decks or in places in home construction. The new treated-lumber varieties last about 10 percent more than old products did — some say even more, depending on region — but the price will likely drop now ACQ products reach the market. And fortunately, this lumber mimics CCA-treated lumber in so it can be used to replace old decks in older homes.

Word about fasteners, however, is sure to use the kind recommended for the variety of preservative wood you intend to use. For example, hot-dipped galvanized or stainless-steel fasteners are acceptable for use with ACQ-treated wood, manufacturers say. Aluminum fasteners and nails are not.

Why? Wood preservatives may corrode the corrosion of certain fasteners. Hot-dipped galvanized and stainless-steel fasteners always have been recommended for use in deck construction. But they will corrode.

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Asking Price: \$499,000

SAN LEANDRO
2519 GALLER PLACE
1800/2.5 BA. At Marina Seagate, adj. to Bay Golf Course, pool, spas, tennis.
Asking Price: \$510,000

SOLD
1720 OAKS BLVD.
3.5 BA. Acorn 1700sf Craftsman-style single level home on an oversized lot
Asking Price: \$619,000

PENDING
14453 FLAGSHIP ST.
at Marina Seagate
3BR/2.5 car garage, walled ceilings, many upgrades, immaculate bright & beautiful
\$500,000

SOLD
14443 KINGS CT.
3.5 BA. 1700sf two-story townhouse at Parkway - 4 car garage, newer carpet, pool & much more in the complex. \$388,000

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ORINDA \$2,500,000



Orinda Downs

Elegant 5000+/-sf home in Orinda Downs. Beautifully designed with a renovated gourmet kitchen and luxurious master bath. Panoramic views from almost every room. Lovely decks and patio areas.

LAFAYETTE \$1,925,000



Beautiful and Serene Setting

Brand new Lafayette construction featuring 4 bedrooms, 3.5 baths, den and bonus room. Newly built by R & J Construction Company. Lafayette schools in a perfect Tahoe setting.

LAFAYETTE \$1,549,000



Great Location

Spectacular view home in Reliez Valley Highlands. Popular Briones model featuring 4 bedrooms, 3.5 baths, plus den and bonus room. Immaculate, serene and private.

MORAGA \$1,175,000



Retreat in Serene Setting

Moraga Country Club. Golf, tennis and swimming are included in ownership. Located on a lagoon in a cul-de-sac, this spacious home has 4bd/2.5ba, den/family room and lovely views.

LAFAYETTE \$995,000



Beautifully Remodeled Home

Totally remodeled 4 bedroom, 2 bath home with a granite kitchen, dual pane windows, a quaint wood burning fireplace, a spacious master suite with sitting area, and a large yard.

OAKLAND \$985,000



Coming Soon

This spacious 3bd/2.5ba townhome offers many exceptional qualities: gourmet kitchen/FR combo, 3-car garage, MBD with jet tub and steam room, wet bar to every level and fabulous views. Top quality/finishes.

WALNUT CREEK \$929,000



Sensational Remodel

3bd/2ba home with soaring ceilings, hardwood floors and home office. Located on a quiet cul-de-sac in one of Walnut Creek's loveliest of lush lawns and gardens.

CONCORD \$819,000



End of Private Road

This 4bd/2.5ba home is situated on a private road and yet allows for easy access to transportation and shopping. Everything has been remodeled to perfection including a brand new kitchen.

MORAGA \$590,000



Moraga Lifestyle

Very spacious/bright contemporary floor plan. Newer kitchen, formal dining room and family room/kitchen combo. Inside laundry, fireplace, wet bar and outside patio. 1682+/-sf of living space.

OAKLAND \$585,000



Fully Occupied Duplex

Annual income of \$35,100. Section 8 tenants. Structurally sound. New roof, modern bolted foundation, two baths remodeled. Spacious units with laundry. Interiors new updating and repair.

OAKLAND \$469,000



Set On a Private Road

Spectacular 2bd/2.5ba townhome has it all. Overlooking an adjacent English garden, this 2-story home features gas cooking, granite counters, DR, FR, MBD. Enjoy peace, quite and security.

BENICIA \$418,000



Fabulous Townhouse

2bd/2.5ba. New interior paint, upgraded half bath, new kitchen flooring, clean carpets, new MBD closet, nice view from deck, galley kitchen, wood burning FP, enclosed patio and detached garage.

ORINDA 2 Theatre Square 925.258.1111 MONTCLAIR 6116 LaSalle Avenue 510.899.8000

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Taking a look around the East Bay real estate community

News and information for and about the area real estate community and affiliated industries.

FOR THE PUBLIC

Walk About

It's a Walk About! The 4th Annual OLB Walk Around The Lake is scheduled for Saturday, Sept. 10, at Lake Merritt in Oakland. Proceeds are donated to Oral Lee Brown Foundation. The Oakland Association of Realtors supports the Oral Lee Brown Foundation and the walk for Oral Lee's kids. The foundation provides college scholarships for high school students. This year's goal is \$55,000 or "55 for '05." The 2005 Chairperson is **Shirley Covington** of Prudential California Realty. To find out more about walking or donating call 510-834-2010.

All about

Attend "Our Houses" in Alameda. From stained glass to Victorian classics, the Alameda Museum provides lectures for everyone who loves homes and the

Island City. Prominent Bay area authors and historians narrate the slide lectures. The next lecture in the series is "Trains, Ferries, Trolleys: How Transportation Shaped Alameda," by Western Railroad Museum trolley operator **Bruce Singer**. Alameda ferry buff and photo archivist **Grant Ute** will assist Singer. Join the fun at 7 p.m., Thursday, Sept. 29. Call 510-748-0796.

Shopping

Realtor.com is the official Web site of the National Association of Realtors. Ranked as the No. 1 home-for-sale site, it offers potential homebuyers more than 2.1 million Realtor listed homes for sale as well as the most brokers and agents to contact. The site also provides home sellers with the Internet's largest marketplace to reach more than 4.98 million consumers per month.

Guides

The 2005 McCormack's Guides are available. These relocation/newcomer guide books are more than a directory. The books are loaded

with information such as academic rankings for local public schools. SAT scores for local high schools, city profiles and directories of hospitals and private schools. Want to know where to go and what to do? It's in the Guide. Buy 10 or more for a savings of over 50 percent. For more information call 800-222-3602.

Free Classes

Selling Gains. Attend "Disappearing Capital Gains" at the Gallagher & Lindsey Conference Center, on Central Avenue, in Alameda. The class is 6 to 8 p.m., Thursday, Sept. 15. CPA **Maggie Chow** will explain how to compute capital gains and the exclusions for couples and individuals. Make a reservation with "Your Home Team Advantage" (a group of professionals from mortgage, title and Gallagher & Lindsey Realtors) Visit GallagherAndLindsey.com or call 510-865-4192 ext. 300.

Home Keys. "Keys To Homeownership" is a workshop presented by **Bette Barr** of Alameda

Realty and **Anton Mares** of Chase Manhattan Mortgage. Learn about no down payment programs, maximizing your buying power and strategies for homebuying. To register for a future workshop e-mail AntonH.Mares@JPMChase.com.

BUILDER HELP

The Oakland Association of Realtors needs volunteers. This year's National Association of Realtor's Habitat project is in Oakland. Build Dates are held monthly on the first Wednesday of the month. The next workday is Wednesday, Sept. 7. Six associations are involved in building this home including the Alameda and Berkeley AORs. If you are skilled in what it takes to build a home then call 510-836-3000 to help.

GROOVY FUN

The Alameda Association of Realtors plans a "Funky Formal," Oct. 1. Wear your funkiest outfit. Think Bridesmaids dresses and leisure suits. The formal will include dinner and dancing to the sounds of "The Soul Starz." A fundraising raffle and silent auction are planned. Proceeds to benefit the Alameda Meals On Wheels. Sponsors are needed. Advertising opportunities in the event program are available now. Call for tickets at 510-523-7229.

BROKER TRAINING

Attention Real Estate Brokers! Give your agents an edge over the competition. Veteran Business Coach **Kitty Cole** offers a class on "The Ultimate

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(e-PRO)

The National Association of Realtors offers e-PRO, a new industry technology program for real estate professionals. The e-PRO course

See REID, Page 1

sold
sold



3908 Lakeshore Avenue, Oakland
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Represented the buyer



827 Grosvenor Place, Oakland
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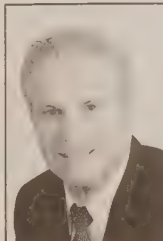
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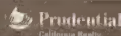
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BERKELEY
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2341 6th St., Berkeley. 3 BR/2 BA, hwd floors, family rm, yard, close to freeway!

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BERKELEY
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1801 University, #405, Berkeley. Very cool 1 BR w/loft. Could be used as 2nd BR. Hwd flrs. Soaring ceiling. In newer bldg, close to campus.

Denise Milburn

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PIEDMONT
Piedmont Fixer! \$850,000
Great opportunity! Beautiful wood setting 3+BR/3BA contemporary.
Kathleen Crandall (510) 684-5289

OAKLAND
Sunday 1-4 \$257,000
3 Embarcadero #147. Waterfront 1 BR/1 BA, Pergo, granite, must see.
Joan Morrow (510) 868-1400

OAKLAND
Mark Becker Masterpiece \$2,295,000
Views, dream kitchen, fabulous master suite! Great location.
Beth Barger (510) 428-0900
New Condo Near Lake \$599,000
3 BR/2 BA loft-style. Poss. comml use. Quality const. Great location near all.
Cynthia Zheng (510) 376-3700

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14796 Saturn Dr. Hardwood floor throughout, great bay views!
Mayling Trinh (510) 834-2010
Sunday 2-4:30 \$489,000
15106 Beatty St. 3 BR/1 BA Wash. Manoir, needs TLC
Ernest Villafranca (510) 834-2010

BERKELEY/ALBANY
Albany Jewel \$875,000
Beautiful mediterranean master suite, fm. rm, second BR/BA, studio, lg yard.
Kathleen Crandall (510) 684-5289

Senior Condo \$295,000
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Nancy Platford (510) 845-0211

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Sunday 1-5 \$689,000
6125 Barrett, El Cerrito. Hdw fl. High ceilings, fantastic bay view. A must see.
Axl Schleyer (510) 527-9800

Sunday 2-5 \$475,000
13203 Wentworth Ave. Lovely 3 BR/2 BA home, master bed w/bath.
Karon Martin (510) 834-2010

Sunday 2-5 \$449,000
6157 Moradnock Way. Charming 3 BR/2 BA. Mistront. Big corner lot.
Lexi Durst (510) 845-0211

Sunday 2-4 \$300,000
507 Oakland Ave., #109. 1 BR/1 BA condo, 750 sq. ft. near Piedmont Ave. Nice!
Camille Rogers (510) 845-0211

Sunday 2-4 \$299,000
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Debra R. McFall (510) 337-8670

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Sunday 2-5 \$595,000
124 Thistle Ct., Hercules. 3 BR/2 BA, patio, mstr suite, upgrades!
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Sunday 12-5 \$569,000
1349 Cape Code Wy, Concord. 4 BR/2 BA updates throughout.
Casey Walvoord (510) 834-2010

RESIDENTIAL INCOME

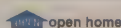
Sunday 2-4 \$1,380,000
3020 San Mateo, El Cerrito. Beautiful 6 units, all 2 BR/1 BA. Rare opportunity.
Catherine Zheng (510) 527-9800

Sunday 2-5 \$1,200,000
1100 Norwood, Oakland. Fab duplex still avail. Old world charm. 2 BR each.
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Reid

FROM PAGE B8

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TIDBITS

■ Women's Council of Realtors

California State President Carol Luckenbach announced this year's nominating slate of officers. Local Realtor **Denise Smith** of Royal Realtors & Loan Services made the list. She is a state district vice president for 2005 and has been nominated for the same office for 2006. Smith was the WCR East Bay Chapter 2001 President. Tell her best of luck by calling 510-917-8200

See REID, Page B11

Are you 55 or older & thinking of moving?

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Offered at \$349,500 for each home

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OPEN SUNDAY 2-4:30. This three bedroom, two bathroom home was built in 1937 and offers Bay views, level lawn, convenient location, and a gracious design. This is a truly lovely home.

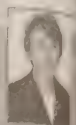
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open sunday

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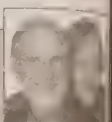
OPEN SUNDAY 2-4:30. This stunning, spacious and peaceful two bedroom, two bath hillside condominium nestled among mature oaks, has lovely views of the East Bay hills, borders public parkland yet is moments to El Cerrito Plaza, Pacific East Mall and BART.

View a photo tour at johnandjudith.com

Offered at \$550,000

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*5.674% estimated annual percentage rate is based on \$359,650 loan amount + 1 pt. loan fee. Applicable closing costs will apply. 10/1 adjustable rate. Interest rate will adjust to market rate every year thereafter. Estimated payment on maximum conforming loan amount of \$359,650 is approximately \$2,888. Homeowners insurance required.
**5.315% estimated annual percentage rate is based on \$359,650 loan amount + 1 pt. loan fee. Applicable closing costs will apply. Loan term is for 15 years and subject to maximum 80% loan-to-value of 80%. Estimated payment on maximum conforming loan amount is approximately \$2,888. Homeowners insurance required.
***5.850% estimated annual percentage rate is based on \$500,000 + 1 pt. loan fee. Applicable closing costs will apply. Loan term is for 30 years and subject to maximum 80% loan-to-value of 80%. Estimated payment is \$2,918. Homeowners insurance is required.

Above programs are based on primary, single family residences, townhouses, and condominiums only. No prepayment penalty required. Cash out allowed up to 75% restrictions may apply. All credit applications are subject to credit qualifications and underwriting requirements. Rates as of 8/30/05 are subject to change without notice.

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OPEN SUNDAY



5147 CAMDEN STREET \$629,000

Maxwell Park. Unique opportunity on approximately 1/4 acre with park-like setting and bay view! Spacious three bedroom, one and a half bath with sunroom, living and dining room with maple hardwood floors and charming built-in cabinets, updated eat-in kitchen, large master bedroom, huge lower level with separate entrance and three plus bonus rooms-great for home business, artist/music studio, family room and more. Large basement/storage room. Potential to build 2nd unit on this large double lot.

Open Sunday 2:00pm-4:30pm
Fred Perkins 531-7000 x282

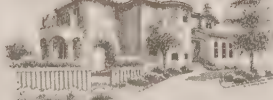


330 VERNON STREET #203 \$469,000

Adams Point. Two bedroom, two bath. Large unit, total renovation and remodel. Magnificent use of granite and marble in kitchen and baths. All new cabinets. Recessed lighting, laminate tile floors. A Must See!

Open Sunday 2:00pm-4:30pm
Patsy Buhler 531-7000 x238

BY APPOINTMENT



A RARE FIND! \$1,695,000

Montclair. Stunning and authentic newer Mediterranean home on level lot. Three plus bedrooms, three and a half baths. Wood windows, hand-plastered walls, French doors and cherry cabinetry. Great indoor/outdoor flow. Perfect for entertaining.

Mary Neuberger 531-7000 x251

EASY LIVING! \$795,000

Berkeley Hills. Gorgeous three plus bedroom, two bath home with views of Mt. Tam and Bay. Lovely arches lead into a formal dining room and living room with fireplace. Large family room, big 80's chef's kitchen. New paint inside and out. Delightful deer watching in mostly level, extra large backyard.

Heidi Tuggle 531-7000 x286



HUGE PRICE REDUCTION! \$775,000

San Leandro. This gorgeous Bay O Vista home is priced to sell! Don't miss this charming four bedroom, two bath house. It boasts a dining room, family room, living room and adorable screened in Florida room with built in grill all on an expansive corner lot.

Beth DeAtley 531-7000 x234

BUNGALOW \$430,000

Fruitvale. Cute style with updated kitchen and bath. Located near Fruitvale Avenue. Hardwood floors, split level design, basement, landscaped patio and rear yard.

Frank Hennefer 531-7000 x235

LAND FOR SALE

ELVERTON DRIVE \$445,000

South and West Bay views, design review approved plans, neighborhood of \$1.5 million and up homes.

Gerald Cheney 531-7000 x287

HILLER HIGHLANDS LOT \$395,000

Graded up slope lot. Utilities within street and south-easterly view.

Frank Hennefer 531-7000 x235

SECLUDED LOT \$348,000

Private driveway leads to down slope lot. Access to utilities. Soil report and survey available.

Frank Hennefer 531-7000 x235

MONTCLAIR'S BEST BUY JUST GOT BETTER \$215,000

PRICE REDUCED up slope with survey and soil report.

Gerald Cheney 531-7000 x287

NEW CONSTRUCTION ALL AROUND \$199,000

New homes being built to left and right of this lot. Utilities in street. Upslope with canyon view.

Frank Hennefer 531-7000 x235

MARIN COUNTY LOTS-SHORELINE HIGHWAY \$190,000

Mill Valley. Gently down slope. Includes unapproved plans for single family home. Minutes from coast.

Frank Hennefer 531-7000 x235

NEW LISTING-MONTCLAIR \$179,000

Competitively priced for cash sale. Utilities in street for this up slope lot. Topo map available.

Frank Hennefer 531-7000 x235

INCOME

EIGHT UNITS DOWNTOWN \$1,575,000

Oakland Chinatown. Three bedrooms, two-two bedrooms, four-one bedrooms, studios. Near Laney College, City Center and Oak Street BART.

Catherine Vallee 531-7000 x258



SIX UNITS \$1,200,000

China Hill. Total renovation, new carpets, paint, new water heaters, separate meters, near Glenview and downtown Oakland. One-three bedrooms/two baths, four-two bedrooms/one bath, one-one bedroom/one bath.

Patsy Buhler 531-7000 x238

STRIKING VICTORIAN \$875,000

Oakland. Priced Reduced! Commercial/mix use Victorian downtown Oakland. Across from Oakland Courthouse and city parking lot. Great access to public transportation and freeways. Delivered vacant.

Frank Hennefer 531-7000 x235

DOWNTOWN OAKLAND \$839,000

Oakland. Victorian four plex, three bedroom, two bedroom, two-one bedroom. Separate meters.

Catherine Vallee 531-7000 x258

EL CERRITO DUPLEX \$588,888

El Cerrito. Duplex plus rear non-conforming studio. Lots of charm, front duplex may have been three bedroom, two bath home originally. Separate meters for duplex. Hardwood floors, fireplace, nice front and rear yards. New roof.

Frank Hennefer 531-7000 x235

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Looking for a new home? Don't miss the Open Home Guide starting on page B16.

Reid
FROM PAGE B10

This columnist is now officially an author. My first book, **CLUELESS: Real Solutions For Men Who Don't Get It And The Women Who Love Them** by Bobbie Reid was published yesterday, Sept. 1. The publisher is New Horizon Press. Although the book is not about real estate, you might find some interesting insights and clues into the man/woman mystery. Get order information www.cluelessqueries.com. Watch this column for book signing alerts.

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325 KITTY HAWK, ALAMEDA
Completely updated 2 bed 2 bath condo with a swimming pool and a club house. 932 original sq ft. plus 84 sq. ft. permitted enclosure. New open kitchen design with Corian counter top, quality cabinets & brand name appliances. Luxury carpets & tile floors, plantation shutters. All bedrooms are updated. Best unit in the complex
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Rates as of 08/30/05

COMPANY	Loan Product Rate/Points APR/Lock	Loan Product Rate/Points APR/Lock	Loan Product Rate/Points APR/Lock	Loan Product Rate/Points APR/Lock	COMMENTS
Golden Gate Home Loans 877-246-5899 DOC# 8052720 Fees=\$1532	30-yr Fixed 5.800% . . . 0.125 5.700% . . . 30	30-yr Fxd Jumbo 5.875% . . . 0.000 5.911% . . . 30	3/1 ARM 4.875% . . . 0.000 4.939% . . . 30	Pick-A-Payment*** 1.000% . . . 0.000 4.590% . . . 30	*700 FICO **30 JUMBO 700 FICO ***Pot Neg Am/ PMT on \$500K=\$1808
Imperial Mortgage 800-961-2274 DRE# 01033932 Fees=\$1453	30-yr Fixed 5.800% . . . 1.000 5.690% . . . 30	30-yr Fxd Jumbo 5.750% . . . 1.000 5.940% . . . 30	3/1 ARM I/O 4.625% . . . 1.000 4.820% . . . 30	5/1 JUMBO ARM I/O 5.250% . . . 1.000 5.440% . . . 30	DON'T BE "LURED IN" BY LOW QUOTES! CALL ME FOR AN HONEST LOCKABLE RATE! FIND OUT WHY I GET TONS OF REFERRALS! FREE APPRAISAL
Main Line Tevislock Mgt 877-876-3800 DOC# 803 A784 Fees=\$1298	30-yr Fixed 5.800% . . . 0.000 5.890% . . . 30	30-yr Fxd Jumbo 5.875% . . . 0.000 5.905% . . . 30	20-yr Fixed 5.375% . . . 0.000 5.410% . . . 30	15-yr Fixed 5.125% . . . 0.000 5.190% . . . 30	YOU PAY WHAT OUR EMPLOYEES PAY WWW.MAINLINENATIONAL.COM - OPEN 7 DAYS NO RATE LOCK FEE-NO APPLICATION FEE
Mortgage Market 800-837-5628 DRE# 00887562 Fees=\$1875	30-yr Fixed 5.375% . . . 1.000 5.554% . . . 30	30-yr Fxd Jumbo 5.875% . . . 1.000 5.993% . . . 30	15-yr Fixed 5.375% . . . 0.500 5.604% . . . 30	5/1 ARM Jumbo 5.125% . . . 0.000 5.465% . . . 30	Great Purchase, Refinance, Construction, Home Equity, 100% LTV Loans Great Service, Over 25 years in Business
Saratoga Bancorp 800-935-6265 DRE# 01260328 Fees=\$1893	30-yr Fixed call . . .	30-yr Fxd Jumbo call . . .	15-yr Fixed call . . .	5/1 ARM call . . .	Call for No Fee Loans. All Credits. No Income Check Loans! Purch/Refi to 100%. saratogabancorp.com
Venstar Financial 877-246-6771 DRE# 01400745 Fees=\$1410	30-yr Fixed 5.375% . . . 0.000 5.629% . . . 30	30-yr Fxd Jumbo 5.875% . . . 0.000 5.879% . . . 30	5/1 ARM Jumbo 5.125% . . . 0.000 5.430% . . . 30	7/23 ARM 5.250% . . . 0.000 5.630% . . . 30	100% financing full doc or stated income Commercial loans for 5+ units, mixed use Fixed 2nd loan rate as low as 6.15%
Washington Mutual Bank 925-256-7171 Fees=\$1149	30-yr Fixed call . . .	30-yr Fxd Jumbo call . . .	5/5 ARM Jumbo call . . .	10/1 ARM Jumbo call . . .	Purchases Close in just 7 days/NO POINTS Complimentary Pre-Approval/NO POINTS (925) 256-7171 (866) WAMU-298
Wells Fargo Home Mtg. 925-736-1125 Fees=\$1180	30-yr Fixed call . . .	30-yr Fxd Jumbo call . . .	10/1 ARM I/O call . . .	5/1 ARM I/O call . . .	LOCAL - PURCHASE - REFI - INVESTMENTS CALL Our Team Today! 925-736-1125 JUMBO 30 Yr Fix, 10/1, 5/1 ARM Int Only
Wells Fargo Home Mtg. 866-808-1502 Fees=\$1431	30-yr Fixed call . . .	30-yr Fxd Jumbo 6.000% . . . 0.000 6.091% . . . 30	5/1 ARM Jumbo 5.250% . . . 0.000 5.299% . . . 30	10/1 ARM Jumbo 5.625% . . . 0.000 5.665% . . . 30	100% to 1 ML. Free Pre Approval Credit Lines to 3 ML. *Purchase loan/ Bank Relationship
AXA Discount Mortgage 877-728-3569 DOC# 603B183 Fees=\$1633	30-yr Fixed 5.375% . . . 0.250 5.441% . . . 30	30-yr Fxd Jumbo 5.750% . . . 0.375 5.794% . . . 30	1 Month Opt ARM 1.000% . . . 0.000 1.034% . . . 30	5/1 ARM Jumbo 5.000% . . . 0.500 5.042% . . . 30	Deep Discounts For Excellent Credit i.e. Available on all products WWW.FORTHEBESTESTATE.COM 1-877-728-3569
Absolute Mortgage Fund. 888-90-HOMES DOC# 603 A778 Fees=\$1356	30-yr Fixed 5.375% . . . 0.000 5.410% . . . 30	30-yr Fxd Jumbo 5.875% . . . 0.000 5.800% . . . 30	15-yr Fixed 5.000% . . . 0.000 5.040% . . . 30	5/1 ARM 5.000% . . . 0.000 5.600% . . . 30	LOWEST RATES AND FEES IN THE INDUSTRY! Free First Down/Lender fees only \$399! CALL 888-90-HOMES
AlmLoan.com 888-411-4246 DRE# 01235124 Fees=\$2400	30-yr Fixed 5.375% . . . 0.000 5.475% . . . 30	30-yr Fxd Jumbo 5.750% . . . 0.000 5.780% . . . 30	15-yr Fixed 5.000% . . . 0.000 5.124% . . . 30	5/1 ARM Jumbo 4.750% . . . 0.525 5.640% . . . 30	Rates & Fees Online - Apply & Lock Online Interest Only - Stated income Open Sat/Sun 9-2 PM PT
Ameriwest Mortgage Corp. 877-464-5218 DOC# 603B592 Fees=\$1223	30-yr Fixed 5.625% . . . 0.250 5.713% . . . 30	30-yr Fxd Jumbo 5.875% . . . 0.000 5.903% . . . 30	3/1 ARM 4.875% . . . 0.000 6.237% . . . 30	5/1 ARM 5.125% . . . 0.000 6.086% . . . 30	No closing costs loans available www.amerwest.com . Best rates and lowest fees guaranteed or we pay you \$300!
California Mortgage Mart 800-947-4768 DRE# 00406187 Fees=\$1855	30-yr Fixed 5.500% . . . 0.000 5.540% . . . 30	30-yr Fxd Jumbo 5.750% . . . 0.000 5.780% . . . 30	15-yr Fixed 5.125% . . . 0.000 5.200% . . . 30	1-yr ARM Jumbo 4.375% . . . 0.000 4.410% . . . 30	www.CMortgageMart.com for updated rates & loan app. Interest Only ARMS 30 Yr Jumbo - <5% LTV, FICO >780
CMG Mortgage Services 800-958-5339 DRE# 01370755 Fees=\$1853	30-yr Fixed 5.250% . . . 1.125 5.405% . . . 30	30-yr Fxd Jumbo 5.825% . . . 1.125 5.752% . . . 30	3/1 ARM Jumbo 4.750% . . . 1.000 4.871% . . . 30	5/1 ARM Jumbo 5.000% . . . 1.500 5.156% . . . 30	OPEN SAT & SUN. QUICK QUALIFIER OR NO INCOME LOANS AVAILABLE NO POINTS LOANS AVAILABLE
Countrywide Home Loans 877-944-3400	30-yr Fixed call . . .	30-yr Fxd Jumbo call . . .	Pay Option ARM 1.000% . . . 0.000 4.930% . . . 30	10/1 ARM Jumbo call . . .	FREE pre-approval. Refinance/2nd homes 100% financing/ no doc/ stated income 1.00% start rates. Call now 888-903-9888
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Emortgages.com 800-819-4400 DRE# 01141472 Fees=\$1837	30-yr Fixed 5.500% . . . 0.000 5.500% . . . 30	30-yr Fxd Jumbo 5.750% . . . 0.125 5.820% . . . 30	5/1 ARM Jumbo 5.125% . . . 0.000 6.120% . . . 30	10/1 ARM Jumbo-I/O 5.500% . . . 0.000 6.040% . . . 30	No closing costs HELOC's and Fixed 2nd's No closing costs refinance Interest only for non-owner, 2nd homes
First Blackhawk Financial 800-796-MARY DRE# 01144055 Fees=\$1759	30-yr Fixed 5.625% . . . 0.000 5.716% . . . 30	30-yr Fxd Jumbo 5.875% . . . 0.000 5.818% . . . 30	5/1 ARM Jumbo 5.375% . . . 0.000 5.417% . . . 30	10/1 ARM Jumbo 5.750% . . . 0.000 5.793% . . . 30	JUMBO AND SUPER JUMBO SPECIALIST Call 7 days per week (800) 796-MARY More rates at www.marygethite.com

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Rates based on \$175,000 loan for single family residence. Jumbo rates (loans in excess of \$359,650) based on \$400,000 loan. All rates are believed to be accurate but cannot be guaranteed and are subject to change without notice. Minimum downpayment requirements and other restrictions may apply. Closing costs may vary. Contact each company for details. Points include origination and discount fees. APR = annual percentage rate and is calculated by each company - includes costs to obtain loan and private mortgage insurance if required. Lock=rate lock period. ARM=adjustable rate mortgage. Companies pay a fee to be in this Guide. *Ave 30 yr. fixed conforming with 0 points. Fees are estimated costs based on a \$175,000 purchase money loan and may vary from loan to loan. These are not inclusive of all costs and do not include points, prepaid interest, title insurance or escrow items. Click on "Fees" in "Current Mortgage Rates" section of website to contact each company for details. Copyright 2003, INFOTRAK National Data Services and Knight Publishing Co.

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4BR/3BA. Stunning tri-level in Castro Ranch. 2400 sq. ft. Magnificent views. One bedroom and one full bathroom downstairs.
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2BR/1.5BA. Charming 1920's split-level home w/ period details & spacious floor plan. Partial SF views. Large yard. FDR. Hdwd flrs. Frpnc. New tile & int. paint. 2 car gar. Expansion potential.
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Maxwell Park
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Prime location! 6 unit: 3-2 bedrooms, 3-1 bedrooms. 1 car garage. Laundry. Storage. Views from top two floors. Perfect for owner user. 1 vacant unit + parking. 1 block walk to North Beach shops & coffee.
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Oakland
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One 3BR/2BA w/ 1 car gar + carport. Second house w/ 2BR/1BA w/ 1 car gar. 4 apartment units in rear, each with 2BR/1BA. Off street parking. Investors delight! Well kept property. All units currently rented.
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Highlands
\$929,000
2BR/2BA. This sparkling Hiller townhouse has spectacular Bridge, Bay and City views. The private stone floor garden is a delight. Cathedral ceilings, updated kitchen & sunny deck reflect easy entertaining.
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Even if the price seems right, some houses just sit

BY ALAN J. HEAVENS
KNIGHT RIDDER NEWSPAPERS

This is a real estate world in which buyers routinely line up at front doors with checkbooks and pens at the ready. Yet some houses languish unsold.

Ask why, and the typical answer from real estate agents is that such houses aren't properly priced. But in this market, what does "properly priced" mean?

"When a buyer shops, he or she is looking at all the competing properties in both price range and location. The perception of value is based on what the buyer sees while comparison-shopping," said Noelle Barbone, senior vice president at Weichert Title.

That said, if you own a house that is like none other in your neighborhood, asking \$100,000 more than any other seller may mean the house is not properly priced, Barbone said.

But say the house is priced right. Accessibility may be the problem instead.

"A growing number of sellers and real estate agents are restricting showings - in number, hours and days of the week - because they believe that the market is so good that the effort isn't necessary," said John Duffy, owner of Duffy Real Estate.

Even in a hot market, he said, "You need to have as many people

When a buyer shops, he or she is looking at all the competing properties in both price range and location. The perception of value is based on what the buyer sees while comparison-shopping.

Noelle Barbone
Senior Vice President, Weichert Title

as you can looking at that house," Barbone agreed and said people have to visualize what owning a house will be like.

"Seeing the house and touching it creates the passion in the buyer that will lead him to buy the house and offer more if there are other similarly passionate buyers."

So, the house is properly priced for the market, and the sellers are willing to put up with strangers tramping through at all hours if it means a quicker sale and a higher price, and they've given the listing agent carte blanche on showings and open houses.

So then why isn't there anyone making an offer?

Could be condition. Buyers may be willing to overlook a lot of things, but "if there is paint peeling on the front of the house and the landscaping leaves much to be desired, especially now, when everything is in bloom, they won't even get out

of the car," Duffy said.

But even if the house is freshly painted and clean, a would-be buyer "can begin hitting roadblocks once he or she crosses the threshold," said Philadelphia agent Mike McCann.

Clutter throughout the house can be one of them. Untidy rooms can suggest the owner has neglected other things.


So can smell, whether it's the odor of stale tobacco smoke, the mustiness of a house that has been shut up for the winter or dampness in the basement. And, quite often, it can be the smell of Fido or Snowball.

"The prospective buyer may not say anything directly about it, but you can tell that they've noticed it by the expression on their face or what they aren't saying," McCann said

See SIT, Page B14


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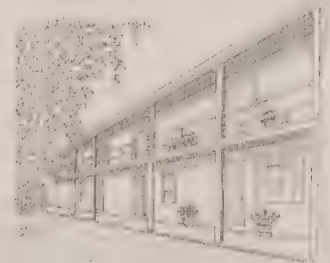
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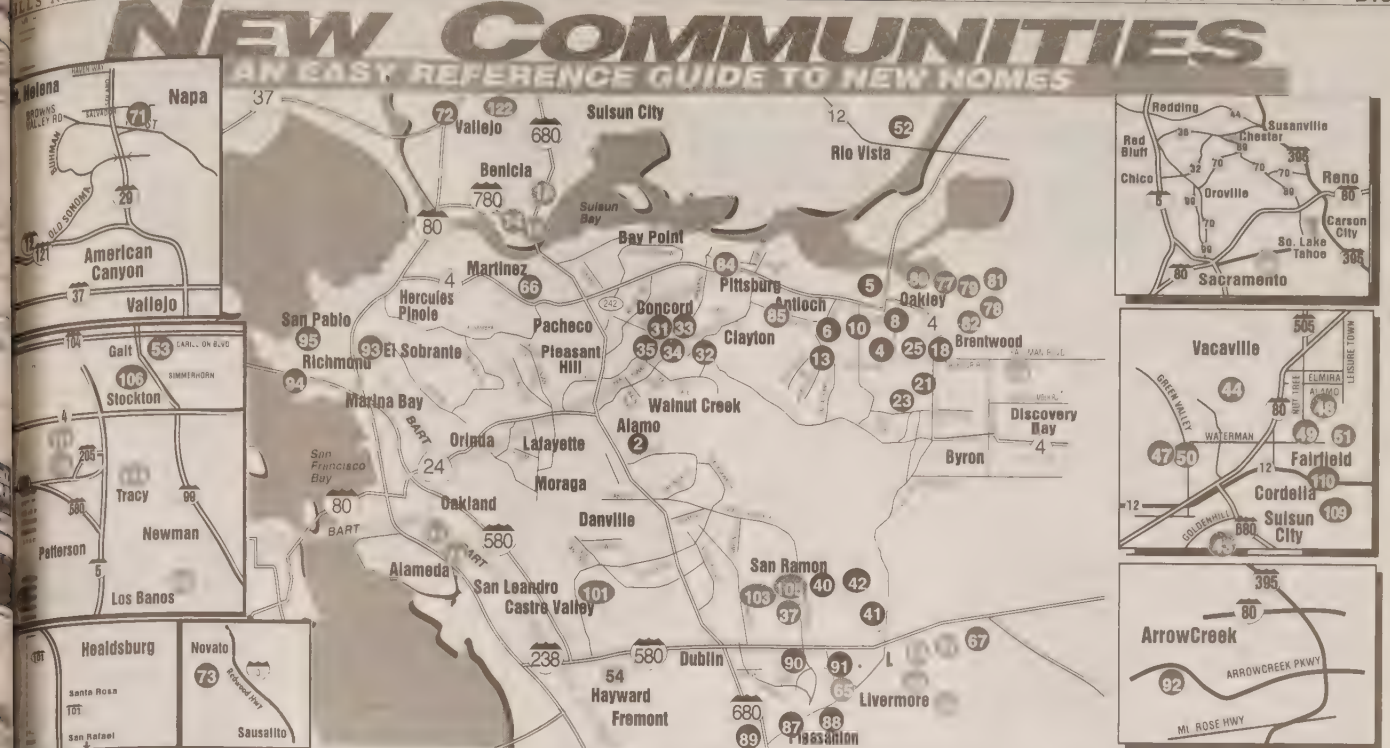
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32 Laurel Estates
From the mid \$500,000's. A distinct collection of 7 homes located on private street with large lots up to 12,000 square feet. Single story homes offer 3,137 sq. ft. with 4 bedrooms and the two-story plan offers 3,363 sq. ft. with 5 bedrooms. All homes come with granite slab kitchen counters, stainless steel appliances, cherry cabinets, and much more. Shown by appointment only, contact John at (925) 246-9384

33 Tapestry
Coming Soon! Thirty-six single-family, four-story homes conveniently located in the community of Meadow Lane and Mayfield. 3 & 4 bedrooms, approximately 1,478 to 1,298 sq. ft. Call (925) 458-6500

34 Newhaven at Lime Ridge
From the low \$1,000,000's. Now Selling. 20 Executive-style homes in a new community. One and two-story homes available in 1,880 to 2,912 sq. ft. with up to 5 bedrooms and 3 car garages. All homes come equipped with lots of thoughtful amenities. Call (925) 660-7200 or call (925) 660-7200

35 Rainwood Woods
From the upper \$500,000's. Models Now Open! Ready for Now Selling. Private, 1 bedroom condominium homes, ready for summer move in! Stainless steel appliances, built-in cabinets, granite countertops, 680 to 1,000 sq. ft. Call (925) 660-7200

36 Rainwood Woods
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- ### FAIRFIELD

47 Eastridge Hills
Final Phase Released! Large View Homesites! From the low \$1,000,000's. Great community of luxury homes on spacious lots averaging one-half acre. Valleys and oak-studded rolling hills. Designs from 3,970 to 4,580 sq. ft. with 3 to 6 bedrooms and up to 5 baths, many with a car garage. Community with optional non-conformers and 3 car garages. Options include Plasma TV and swimming pools. Design upgrade. Enter through Eastridge main gate in Eastridge Drive and Green Valley Road. Right on Oakridge Drive. Right on Bayridge Place. Open Daily 10am-5pm (707) 864-8080 www.homesbydiscovery.com

49 Paradise Crest
From the mid \$600,000's. Nestled in the rolling hills near Fairfield's popular Paradise Valley Golf Course. Four luxurious floor plans on estate sized lots ranging from 2,557 to 4,300 sq. ft. Amenities include: Corner kitchen, granite counter and tile in all bedrooms and 3 car garages. Options include Plasma TV and swimming pools. Homes are available to include lots, tennis, tennis, or bonus units. Call (925) 458-6500

48 Camden at Southbrook
From the mid \$500,000's. A distinct neighborhood. Camden offers single family floor plans ranging from 1,718 to 2,178 sq. ft. with 3 to 4 bedrooms. Both are fully located near 480 and Hwy 680, shopping centers, and walking in the Models open daily 11am-6pm. Call (925) 458-6500

50 Turnstone
From the \$500,000's. Designed for your future. Here, you'll find a new generation of single family homes with 1,790 to 2,170 sq. ft. of classic architecture. Shingled roofs and 100% turnstone gives you the best of low-maintenance lifestyles and the privacy and space you deserve. These timeless 3 and 4 bedroom residences have incredible interior finishes and are priced in the most stunning of settings. Turnstone - homes for the way you live. For information please go to www.turnstonehomes.com or call (925) 458-6500

51 The Villas at Tuscan Hills
Discount Special! Priced from the high \$300,000's. Luxury homes in Ranchito Solano Country Club. Active adult community near to Ranchito Solano Country Club. Approx. 1,405 sq. ft. plans. Community with granite countertops, marble cabinetry and stainless steel appliances. Resort-style pools, pool, spa, tennis, and more. Call (925) 458-6500
- ### RIO VISTA

52 Trilogy at Rio Vista
From the low \$300,000's. 8 Model Homes and 10 Floor Plans. 1,551-2,541 Square Feet. Located near the heart of the Sacramento-San Joaquin River Delta. Trilogy offers bay windows all the comforts and amenities you expect from a world-class resort. There are over 40,000 square feet of amenities including: our Delta Club and the new Vista Club. Your lifestyle and well as resort-style outdoor pools, an outdoor walking/jogging trail, a fitness center, our Canyon Club, a 24-hour fitness center, a fitness facility, a pool, a spa, a tennis, and more. Call (925) 458-6500

53 Keystone
From the high \$500,000's. Five spacious homes ranging from 2,192 to 3,748 sq. ft. Homes are located on 6,000 sq. ft. lots and include 3 to 5 bedrooms, 2.5 to 3.5 bathrooms, and 2 to 3 car garages. Kitchens include center island, granite, and granite. Call (925) 458-6500
- ### HAYWARD

54 Barin Crest
From the Upper Millions. Now Selling! Up to 4,115 sq. ft. in a custom home. Bestselling home of the SF Bay Area. One of the first in the exclusive in the community. Near Glen Regional Park. Interior List Forming Now. Please call (877) 500-5671 www.silveradohomes.com

55 Scenic Seven Hills
From the \$600,000's. Scenic Seven Hills, located in the vicinity of the picturesque hills of North Livermore, is a new development to offer efficient energy smart powered homes. Diverse, spacious, 5 bedroom and 3 bathroom single family 2 story homes with lots of views and 2,500 to 2,700 square feet. Conveniently located with a myriad of recreational opportunities and easy freeway access. Call (925) 458-6500

56 Station Square
From the low \$500,000's. Station Square by Signature Properties in downtown Livermore is now selling! Contemporary single family residences on large homesites bordering scenic vineyards. Classic design features detached garages with optional guest suites or adjoined garages. Spacious floor plans range from 1,718 to 2,170 sq. ft. Beautiful vine country location. Close to BART, shopping, commute routes, fine schools and recreation. Visit today. Models open 10-4 daily. Monday 12-6. 3% Broker Co-Op www.spsignature.com (925) 373-3440

57 The Corners
From the low \$1,000,000's. Models now open. 1 and 2 story homes from 3,284-4,119 sq. ft. Up to 5 bedrooms, 4.5 baths with 3 car garages. 3 bedrooms, 3.5 bathrooms and much more. On Williams Road between Holmes and Arroyo. Call (925) 458-6500

58 Vinato
From the mid \$900,000's. Award-Winning Architecture. Handcrafted luxury homes featuring "wine and country" living. Six and 5 bedrooms. Designs from 2,750 to 3,750 sq. ft. Available options include custom amenities, landscaping, gourmet kitchens, gourmet computer centers, and separate wine living quarters offer refined elegance. Models open daily 10-4pm. Call (925) 458-6500

59 Ruby Hill Vineyard Estate Lots
Priced from 1.2 to 1.5 million. 20 acre lots, each with a 2-acre +/- site to build your "dream home" and up to 15 acres +/- of planted vineyard. Merlot, Cabernet, Chardonnay. Experience the custom amenities, landscaping, gourmet kitchens, gourmet computer centers, and separate wine living quarters offer refined elegance. Models open daily 10-4pm. Call (925) 458-6500
- ### MARTINEZ

66 Camino Crest
Coming Soon! Eight completed new homes in Martinez on Central Ave. off Arthur. 4 bedrooms, 2.12 baths, approximately 2,067-2,138 sq. ft. Call (925) 458-6500
- ### MOUNTAIN HOUSE

67 Mountain House
From the high \$400,000's. Spectacular new home town - planned with the best of yesterday and the promise of tomorrow. Now featuring seven new neighborhoods offered by Century, Lerner, and ranging from 1,429 to 3,776 sq. ft. Discover the great value at www.mountainhouse.com
- ### ANTIOCH

68 Phoenician Ridge
From the mid \$1,000,000's. Models Now Open! These one and two-story homes range in size from 2,500 to 3,500 sq. ft. with 3 to 5 bedrooms and 2 to 3 car garages. Call (925) 458-6500

69 Bordeaux
From the high \$1,000,000's. Experience the rich rewards of wine country living in Bordeaux Country Estates. Located in Pleasanton's wine country, 17 elegant homes range in size from 2,850 to 4,550 square feet on homesites up to 18,000 square feet. Located off of Vineland Ave. in Pleasanton. Open 10am-5pm. Call (925) 458-6500

70 Vineyard Hills
From the mid \$1,000,000's. Now Selling! Vineyard Hills offers a wonderful mix of single story and two story executive homes on spacious lots ranging from 1/2 to 3/4 of an acre. Call (925) 458-6500

71 Bella Terra at Arrowcreek
From the \$500,000's. Located in Arrowcreek. 3-5 Bedrooms, 2.5 Bath. 2,003-3,185 sq. ft. Close to Lake Tahoe, world class skiing, hiking, and more. Call (925) 458-6500

72 Augusta at Country Club Vista
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73 Seacrest at Point Richmond
This luxurious waterfront community offers 1,800 to 2,100 sq. ft. of living space. Call (925) 458-6500

74 Bay Laurel at Country Club Preserve
From the high \$500,000's. Grand Opening! Experience bay, lake, and golf. Call (925) 458-6500

75 Newport Cove
From the mid \$400,000's. Now Selling. West Sacramento home buyers will want to visit this community. Call (925) 458-6500

76 Summit at Fountaingrove
Priced at \$1,372,300. Last Chance! Private location. Call (925) 458-6500

77 Norris Canyon Estates
From the low \$2,000,000's. This extraordinary gated residence is a true masterpiece. Call (925) 458-6500

78 Gale Ranch
From the high \$500,000's to mid \$1,000,000's. Shapell offers an exceptional living experience with this established master-planned golf course community. Call (925) 458-6500

79 Windemere
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80 Blossom Ranch
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Sit

FROM PAGE B12

"The one thing I tell my sellers not to do is use potpourri," he said. "The smell of that stuff is overwhelming, and even if the house doesn't have an odor problem, the prospective buyer thinks you may be trying to hide one."

If you have one dog or one cat, the odor might be fairly easy to get rid of. Lots of pets, however, are a different matter.

"I sold a property owned by a woman who had 30 cats," said Christopher J. Ryan, an agent in the Philadelphia.

"Fortunately, the buyer was a developer who first tried to sand the smell out of the floors, and then ended up replacing all the flooring instead."

Tobacco smoke is also tough to hide and hard to get rid of.

"People who smoke tend not to notice it, but nonsmokers pick up on it right away," Ryan said. "Tobacco smoke can yellow the walls and stain the woodwork and hang in the curtains, clothes - everything."

Often, professional cleaning is required to remove the odors.

Musty smells hint at a moisture problem, and that directs most buyers to the basement.

"The basement is where a lot of buyers of smaller houses are hoping to put things that otherwise would not fit elsewhere," Duffy said. "If they think that there is a problem in the basement, and they don't get a satisfactory answer, they may knock the house off the list."

Worst-case scenario is a mold problem, which homeowners insurance may not cover. But even dampness issues can stop a sale. If the basement is dry 99 percent of the time but takes on a musty odor, a dehumidifier can help, Ryan said.

In the city, below-grade kitchens and the narrow, winding staircases found in trinitities are not high on most buyers' lists, McCann said.

"The stairs not only make them feel claustrophobic, but are tougher to manage the taller, the older and more out-of-shape a buyer is."

Though some below-grade kitchens are done creatively, "because there is rarely natural light, they feel like they are in the basement," McCann said.

Natural light is important, and adding it may be as simple as washing the windows and opening the blinds. Older houses tend to have outdated floor plans, but that seems to bother first-time buyers less than it does second- or third-time buyers, Duffy said.

"The repeat buyer is looking for that family room off the kitchen," he said. "The first-time buyer is willing to work with the older floor plan simply to get a foot in the door."

But a bedroom that serves as a walk-through between other rooms can be a deal-breaker.

"Some sellers want to say that their house has four bedrooms, but if there is a walk-through, we recommend they advertise it as three bedrooms - one with an attached sitting room," McCann said.

"The first doesn't sell," he said. "The second one sells better."

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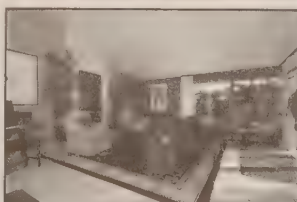
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1955 Manzanita Drive, Oakland
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This sophisticated Montclair contemporary with bay views offers the perfect blend of elegance and style. Created for entertaining, the house offers many amenities beyond its beautiful interiors like a wine cellar, office, workout room, 3-car garage and gazebo with hot tub and bar. 4 bedrooms, 3 baths.

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Single level three bedroom, two bath home with updated kitchen & baths. Slate front entryway, tile flooring with carpet in the bedrooms. Nice landscaping both front & rear.

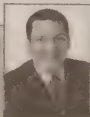
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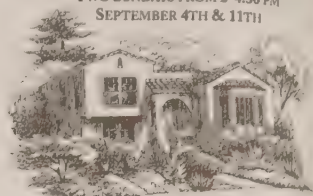
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San Pablo



Cute 3bd/1ba home -- hardwood floors, new double pane windows, tiled kitchen and bath. Roof is 5 years old. White picket fence front yard and many fruit trees in backyard \$425,000

San Francisco -- Mission



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Mt. View



Charming 4 bd, 1 ba home in popular Sycamore Park close to schools, rec center, downtown & more. Refinished floors and new paint inside and outside facade. Use as is or bring your imagination. There's lots of potential. \$950,000

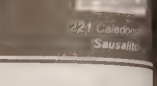


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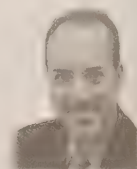
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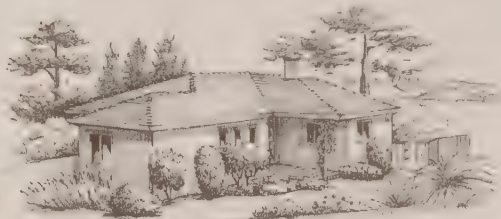
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NEW MONTCLAIR LISTING
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1980 Drake Drive, Oakland
Offered at \$799,000



Nancy Moore
510.338.1302

This delightful home is located in Montclair on a sunny lot with bay views, level lawn and pretty garden. The living/dining area features beautiful hardwood floors, wall to wall windows, a huge deck and a marvelous fireplace. The updated kitchen has stainless steel appliances and windows overlooking the lawn and garden. Ideally located close to Montclair Village and transportation. 3 bedrooms, 2 baths.

NEW MONTCLAIR LISTING
OPEN SUNDAY, SEPTEMBER 4, 2-4:30PM



6833 Elverton Drive, Oakland
Offered at \$1,300,000



Dee Knowland
510.338.1318

This sleek, sophisticated and stylish 3BR/3.5BA home in Upper Montclair is a gem! Designed by Tom Hennigan, this contemporary Mediterranean home is perfect for entertaining with decks on three levels, South Bay and valley views and a floor plan which incorporates spaciousness, and soaring spaces. The lovely master suite includes a walk-in closet, a deck and a jetted spa tub. There are art niches with lighting throughout the house, and rounded staircase which leads to an upper level turret. There are custom touches and decorator colors throughout the home. This is an incredible opportunity!

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561 Blair Avenue, Piedmont
Price upon request



Ashley O'Neill
510.338.1368

Stunning Monterey Colonial Traditional with 4 bedrooms and 3.5 baths. Grand living room with French doors to level patio and secluded back yard. Formal dining room, kitchen with family room. Lower level has rumpus room, guest suite, attached garage, plus a large workshop/storage room.

COMING SOON



5927 Zinn Drive, Oakland
Offered at \$1,295,000

This lovely, light and bright 5BR/3BA Montclair home was built six years ago and meticulously updated and maintained. The views are impressive and the park like yard is perfect for casual entertaining. Just 1/4 mile to Montclair Village. Early bird showings commencing Friday, September 2. Call and go. Watch for this one!

OPEN SUNDAY 2:00-4:30

UPPER ROCKRIDGE \$1,995,000
5952 BUENA VISTA AVE.
Gorgeous 5BR/4BA custom home built in 1998 & updated in 2005. Gracious formal dining room, gourmet kitchen. Decks, garden, views. Dee Knowland x1318

PIEDMONT \$1,395,000
958 KINGSTON AVE.
Charming 4BR/2BA Mediterranean with many of the original details restored. Updated kitchen & baths, hardwood floors, formal dining room. French doors to yard. Ashley O'Neill x1368

BERKELEY \$1,295,000
2322 & 2322 1/2 STUART ST
2 houses on one lot! A lovely 5BR/1+1BA brown shingle w/formal dining, hardwood floors. And a farm house with bedroom addition, eat-in kitchen. Great neighborhood. Mary Montali x1350

MONTCLAIR \$939,000
7266 SAYRE DR.
Spacious contemporary with soaring, skylit, beam ceilings, unique bedroom "lofts", 4BR/3BA, detached studio with full bath. Family room to a huge level lawn. Wooded setting. Keith Tollas x1382



MONTCLAIR \$1,375,000
1955 MANZANITA DR.
Sophisticated contemporary offers the perfect blend of elegance & style. 4BR/3BA, bay views, family room, workout room, wine cellar, 3-car garage. Gazebo w/hot tub. Dick Cohen x1308



MONTCLAIR \$799,000
1980 DRAKE DR.
New Listing! Custom split level home w/marvelous style & dazzling bay views. Great indoor/outdoor living. Stunning cook's kitchen overlooks the garden & entry. 3BR/2BA. Nancy Moore x1302

MONTCLAIR \$1,900,000
6413 GWIN CT.
Exceptional 3BR/2.5BA home with top-of-the-line build bay views. Spectacular gourmet kitchen, luxury office, large bonus room, gorgeous gardens, level yard, terraces. Nancy Moore x1302

MONTCLAIR \$1,300,000
6833 ELVERTON DRIVE
New Listing! Sleek & sophisticated 3BR/3.5BA home. Decks on 3 levels, South Bay & valley views. Lovely master suite. Custom touches throughout the home. Dee Knowland x1318

PIEDMONT \$1,295,000
206 SCENIC AVE.
Central Piedmont Brown Shingle. 3+BR, 2.5BA, master suite with sitting room and deck, eat-in kitchen, formal dining room with built-ins, SF views, garden. Martha Holstlaw x1312

OAKLAND HILLS \$849,000
45 KNOLL RIDGE WY.
(Open 2-5)
Own your own park! All-level 3+BR/2BA home on approx. .62 acres of secluded, landscaped grounds. Family room, formal dining room, office, 3-car garage. Vicki Woodhead x1334

CLAREMONT HILLS \$525,000
220 CALDECOIT LN #117
New Listing! Beautiful and sunny 2BR/2BA condo with views across the canyon to the hills and bay. Two-car parking, security, pool & fitness center. Jack McPhail x1336

OAKLAND \$1,195,000
Investor opportunity! Updated 6 unit building located between Rockridge & Elmwood. Convenient to UC Berkeley, BART, College & Telegraph Ave. shopping & restaurants. Call agent for showing times. Jeffrey Himmel x1307



OAKLAND HILLS \$599,000
Extensively remodeled townhouse with sweeping bay views & level yard. Three bedrooms, two and one half baths, including spacious master suite. Eat-in kitchen, 2-car garage. Robyn Mohr x1310

OAKLAND \$549,000
Charming split-level brown shingle on a great street! Spacious two bedroom, 2 bath home with den, formal dining room, eat-in kitchen, fireplace, 2-car garage. Gorgeous yard. Vicki Woodhead x1334



SEQUOYAH HEIGHTS \$895,000
Absolutely beautiful spacious four bedroom, three bath level-in remodeled custom home. Recently completed kitchen, 2 master bedrooms, hardwood floors, gorgeous location. Dee Knowland x1318

REDWOOD HEIGHTS \$699,000
Spacious 2 bedroom home with tree views. Beautifully remodeled kitchen & bath. Family room/home office, dining room, front deck, back patio, workshop off 2-car garage. Diane E. McCan x1352 & Lee Jacobson x1309



JACK LONDON SQ. \$519,000
The Sierra Lofts at Jack London Square. Hip, modern living! Light, bright 2-story loft with soaring ceilings, granite kitchen and hill views. Many amenities including pool, garage, 24-hour doorman. Donna DeBardi x1374

EMERYVILLE \$495,000
Contemporary chic three-level townhome in two-unit building. Two bedrooms, two baths, vaulted ceilings, loads of natural light, storage galore. Deck, small patio & garden. Ann Nichols x1319

EL CERRITO \$799,000
Spacious tri-level contemporary in the El Cerrito Hills near Del Norte BART! Three bedrooms, two and one half baths, open floor plan, formal dining room, eat-in kitchen. Deck & views of Mt. Tam. Michelle Vasey x1359

OAKLAND HILLS \$695,000
Very charming three bedroom, two bath home with South Bay views. Beautifully updated kitchen & dining area w/access to enormous deck. Refinished hardwood floors, fresh paint. Ann Nichols x1319

NORTH BERKELEY \$599,000
Beautiful two bedroom, one bath detached condo near BART & Ohlone Park. Gorgeous hardwood floors, fireplace, formal dining room. Large eat-in kitchen. Deck & yard. Jennie A. Flanigan x1354

ROCKRIDGE \$499,000
Three renovated two bedroom, two bath condo. Lots of upgrades. Fireplace in living room. Deck opens to master bedroom and living/dining area. End unit with easy access to garage. Martha Holstlaw x1312

NORTH BERKELEY \$479,000
Charming and whimsical two bedroom, one bath detached condo near BART & Ohlone Park. Beautiful softwood floors in living room, kitchen and one bedroom. Wonderful outdoor space. Jennie A. Flanigan x1354

MONTCLAIR \$1,295,000
Sleek, light & bright 5BR/3BA home built 6 years ago & meticulously updated & maintained. Impressive views. Park-like yard. Near Montclair Village. Early bird showings commencing Friday 9/3. Dee Knowland x1318

MONTCLAIR \$1,195,000
This lovely chalet style home built in 1994, blends the best of contemporary with old world charm. Exceptional views and privacy make this three bedroom, two and one half bath home a gem! Dee Knowland x1318



MONTCLAIR \$679,000
Two bedroom, one bath 1950's mid-century modern. Clean lines, walls of glass, soaring spaces. Level-in and level-out to secluded patio and yard with Mt. Tamalpais and North Bay views. Jeffrey Himmel x1307



PIEDMONT price upon request
Stunning Monterey Colonial Traditional. Four bedrooms, three and one half baths. Grand living room with French doors to level patio and secluded back yard. Formal dining room, rumpus room, guest suite, attached garage. Ashley O'Neill x1368

MONTCLAIR \$1,100,000
Piedmont side of Montclair. All-level living on desirable Pershing Drive. Three bedrooms, large family room with fireplace and more! Second kitchen for au-pair or in-law. Close to Montclair Village, local and transbay buses. Helen Danhaid x1356

MONTCLAIR \$899,000
Sexy and sophisticated multi-level home with bay views. Four bedrooms, two and one half baths with dramatic vaulted ceilings, updated kitchen, terraced flat grass areas, great decks, fruit trees. Michelle Vasey x1359

NORTH OAKLAND \$649,000
Three-units - A single family bungalow as 1926, w/a 2 car garage and workshop, plus a vintage duplex, all on one lot. Two units are vacant and staged, all units one bedroom and in move-in condition. Condo conversion? Tom Nemeth 510.652.6537

LAUREL \$529,000
Adorable Mediterranean style 2BR home located in a desirable area. Formal dining room, spacious laundry room/storage area and attached garage. Level backyard with plenty of space for gardening and a covered patio. Diane E. McCan x1352

510.339.6460



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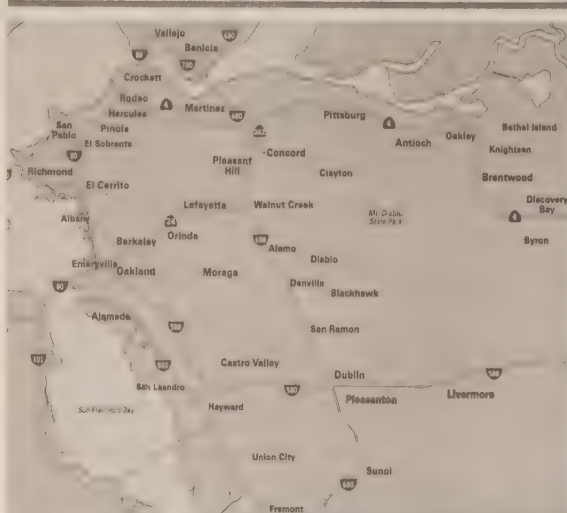
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Weekend OPEN HOMES

Open Sunday, unless otherwise indicated

www.contra.com



Alameda

\$995,000 1337 Sherman St. 4BD/3BA
Sat & Sun 2-4 707-965-1905
Neighborhood Investments Charles Dunn

\$369,000 2029 Otis Dr. #E 1 BA/1 BA
Sat/Sun 1-4 510-508-2004
Alameda Realty Jim Mangiapane

\$425,000 2416 Marti Rae Ct 1 BD/1 BA
Sun 2-4 Central 510-814-4802
Harbor Bay Realty Rich Krinks

\$469,900 32 Thurler Place 4 BD/2.5 BA
Sat/Sun/Mon 1-4 415-515-6860
Help-U-Sell Alameda Homes Jon Paul

\$485,000 2101 Shoreline Dr. #467 2 BD/2.5 BA
Sat/Sun 2-4 Condo 510-622-8300 x3707
Urban Bay Properties Aida

\$525,000 1140 Marianas Ln. 3BD/1.5BA
Sun 2-4 Harbor Bay Isle 510-814-4895
Harbor Bay Realty Mary Foss

\$570,000 1906 High St. 2BD/1 BA
Open Sun 2-4:30 510-469-6324
Kane & Associates Denise Brady

\$575,000 1104 Peach St. 3BD/1BA
Open Sun 2-4 415-238-0152
Kane & Associates Jason Byrley

\$585,000 1127 Beach Street 2 BD/1 BA
Sat & Sun 2-4 East End 510-814-4871/814-4817
Harbor Bay Realty Denise Garvine/Tim Marr

\$598,000 1425 Bay Street 2 BD/1 BA
Sun 2-4 Central 510-748-1807/748-1162
Gallagher & Lindsey Ann Bracci / Chih Wu

\$599,000 1415 Lincoln Ave. 2 BD/1 BA
Sat/Sun 1-4 Central Alameda 510-748-1197
Gallagher & Lindsey Jose Cerda-Zein

\$605,000 1807 Wood St. 2 BD/1 BA
Sat & Sun 2-4 510-865-9564
Kane & Associates Lillian Silva

\$610,000 214 Pacific Avenue 3+ BD/1BA
Open Sun 2-4 510-531-2274
Kane & Associates Wendy Sando

\$629,000 1713 Oak Street 3+BD/1.5 BA
Sat/Sun 2-4 Central Alameda 510-748-1162
Gallagher & Lindsey Bill & Griselda Bissett

\$665,000 1726 Lafayette St. 2 BD/1.5 BA
Sat 1-5/Sun 2-4 Central 510-814-4832/4888
Harbor Bay Realty D.Alvarez/S. Sorensen

\$670,000 1527 Morton St. 2 units
Sun 2-4 Central 510-814-4880
Harbor Bay Realty Maureen Shandobill

\$675,000 22 Rutland Ct. 2 BD/2.5 BA
Sun 2-4 Harbor Bay Isle 510-814-4865
Harbor Bay Realty Lena Sazo

\$685,000 2152 Buena Vista Ave. 2+BD/2 BA
Sat/Sun 2-4 Central 510-748-1135/747-1620
Gallagher & Lindsey Eric Tam / Moon Tam

\$698,000 1806 Everett St. Duplex+
Open Sun 2-4 415-238-0152
Kane & Associates Kathie & Patrick Ng

\$699,000 1538 Eastshore Dr. 3 BD/1 BA
Sat & Sun 2-4 East End 510-814-4817/814-4871
Harbor Bay Realty T. Marr/D. Garvine

\$699,000 3515 Silva Ln. 3BD/2.5BA
Sat/Sun 2-4 Bay Farm Island 510-814-4887
Harbor Bay Realty Alex Mak

\$699,000 42 Oak Park Drive 3BD/2.5BA
Open Sat & Sun 1-4 510-297-5005
Smart Choice Realty Percy

\$719,000 311 Central Ave. 3 BD/1 BA
Sun 2-4 West End 510-814-4891
Harbor Bay Realty George Muhr

\$740,000 314 Ironwood Dr. 3 BD/2.5 BA
Open Sun 2-4 510-522-1175
Kane & Associates Betty Sewell

\$749,000 2917 Lincoln Avenue 3BD/2 BA
Sat/Sun 2-4 Central 510-748-1158/748-1119
Gallagher & Lindsey Tom Bennett/Lisa Perry

\$765,000 8 Cerruti Ct. 3 BD/2 BA
Sat/Sun 2-4 Marina Village 510-748-1108
Gallagher & Lindsey Bill & Griselda Bissett

\$779,500 450 Taylor Ave. 3 BD/2 BA
Open Sat 2-4 West End 510-814-4800
Harbor Bay Realty Janet Iverson

\$818,000 20 Vista Road 3BD/2BA
Open Sun 2-4 510-483-1676
Kane & Associates Krystyna Nowak

\$839,000 1019 Taylor Ave. Victorian Duplex
Sat/Sun 2-4 West End 510-748-1148/748-1105
Gallagher & Lindsey Pacita Dimicall/Iris Murillo

\$889,000 1701 Broadway 4 units
Sat & Sun 2-4 East End 510-814-4810
Harbor Bay Realty Jane Friedrich

\$898,500 633 Rock Isle 3 BD/2 BA
Sun 2-4 North Shore 510-814-4872
Harbor Bay Realty Ginger Schuler

\$899,000 918 Lincoln Ave. Triplex
Open Sun 2-4 925-487-4555
C21 Heritage Sue Kabalin

\$995,000 2026 C San Antonio Ave. Triplex
Sun 2-4 510-523-3328
Terry Lufkin, Broker

\$1,385,000 54 Kilkenny Pl. 5 BD/3 BA
Sun 2-4 Harbor Bay Isle 510-814-4824
Harbor Bay Realty Darin Vinall

Alameda

\$1,398,000 612 Fortress Isle 4+BD/3+BA
Sun 1-4 So. Shore 510-769-0581
Century 21 LandMark Excellence

\$2,250,000 221 Creedon Cir. 4 BD/4 BA
Sun 2-4 Harbor Bay Isle 510-814-4885
Harbor Bay Realty Jeff Goodman

\$2,380,000 26 Castlebar Pl. 4 BD/5.5 BA
Sun 2-4 Harbor Bay Isle 510-814-4892
Harbor Bay Realty Eunice Edwards

Albany

\$400,000 417 Evelyn #206 2BD/2BA
Sun 2-4pm Security Pacific 510-701-7181
Carylon Dopp

\$550,000 455 Jackson Street 2BD/2BA
Open Sun 2-4:30 510-652-2133
The Grubb Co. The Ratcliffes

\$695,000 954 Talbot Ave. 2BD/1.5BA
Open Sun 2-4 510-333-3300
Real Estate USA Ron Sid

\$765,000 1131 Portland Ave. 3BD/2+BA
Open Sun 1-4 415-966-6312
North Beach Properties Rick Durazzo

Berkeley

\$415,000 2 Panoramic Way #203 2BD/1BA
Open Sun 2-4 510-280-2161
Red Oak Realty Marjorie Sperber

\$425,000 1801 University Ave. #405 1+bd/1ba
Open Sun 2-4 510-868-1418
Prudential Denise Millburn

\$450,000 5 W. Embarcadero 2BD/2BA
Open Sun 2-4 510-486-1495
Coldwell Banker Gene Della Maggiora

\$539,000 1698 La Loma Ave. 1BD/1BA
Open Sun 2-4 510-524-0800
Marvin Gardens Pat Duffy

\$549,000 3134 Mabel 2bd/1ba
Open Sun 2-4:30 510-868-1418
Prudential Agt Reynolds

\$639,000 2917 Martin Luther King Jr. Wy. Duplex
Open Sun 1:30-4:30 510-486-1495
Coldwell Banker Azaria Berhane

\$649,000 3216 Ellis 3BD/2BA
Open Sun 2-4:30 510-339-4700
Coldwell Banker Noni Robinson

\$750,000 1421 Northside Ave. 2BD/2BA
Open Sun 2-4:30 510-280-2104
Red Oak Realty Tom Cone

\$770,000 94 Fairlawn Drive 3BD/2BA
Open Sun 2-4:30 510-339-0400
The Grubb Co. Anne Feste

\$789,000 1507 Russell St. Triplex
Open Sat. & Sun. 1-4 510-407-4243
Franklin Real Estate Sharon Mathis

\$790,000 59-61 Panoramic Way 3BD/2BA
Open Sun 2-4:30 510-652-2133
The Grubb Co. The Ratcliffes

\$1,150,000 956 Arlington Ave. 4bd/2+ba
Open Sun 2-4:30 Berkeley Hills 510-428-0900
Prudential Judith Glass/Sheila Sabine

\$1,295,000 2322 & 2322 1/2 Stuart St. 2 Homes
Open Sun 2-4:30 510-338-1350
Pacific Union Mary Montali

\$1,300,000 1214 Walnut St. 5+BD/3BA
Open Sun 2-5 510-486-1495
Coldwell Banker Barbara Levy

\$1,350,000 472 Gravatt Drive 3+BD/2+BA
Open Sun 2-4:30 510-652-2133
The Grubb Co. C. Jones/P. Templeton

\$1,400,000 2156 Ward St. 5BD/4BA
Open Sun 2-4:30 510-486-1495
Coldwell Banker Klm & Barbara Marienthal

\$1,100,000 2328 Channing Way 5BD/2.5BA
Open Sat. 11-1 510-280-2103
Red Oak Realty Marc Guay

Brentwood

\$895,000 2631 Torrey Pines 4BD/3BA
Open Sun 1-4 925-699-9508
C21 Heritage Diane Sass

Concord

\$569,000 1349 Cape Cod Way 4BD/2BA
Open Sun. 12-5 Canterbury Village 925-588-5032
Prudential Casey Walvoord

El Cerrito

\$634,650 6527 Knott Ave. 2BD/2BA
Open Sun. 2-4 510-710-0921
Coldwell Banker Bartels Michael Smith

\$575,000 1524 Richmond St. 3 BD/1 BA
Sat/Sun 1-4 510-346-4112
Keller Williams Tere Lee

\$649,000 246 Carmel Ave. 2+BD/1.5BA
Open Sun. 2-4:30 510-524-1112
Security Pacific R.E. Kevin Tannahill

\$675,000 545 Colusa Ave. 3+BD/2BA
Sun 2-4pm 510-527-9111
Marvin Gardens Marni F. & Jean S.

\$735,000 508 Balra Dr. 3BD/2.5BA
Open Sun 2-4 510-527-9111
Marvin Gardens Mary Gray/Miyah Larkins

El Sobrante

\$750,000 221 Amend Ct. 3+BD/2BA
Open Sun. 1-4 510-527-9111
Marvin Gardens

Emeryville

\$525,000 4210 Adeline St. 3BD/2BA
Open Sun. 1-4 510-932-6606
Coldwell Banker Bartels Reena Singh

Fremont

\$595,000 3671 Jamestown Rd. 4 BD/2 BA
Sun 2-4 510-331-1360
Centennial Real Estate Frank Manibusan

Hayward

\$469,000 22182 Montgomery 2bd/1ba
Open Sun. 2-4:30 510-482-9000
Better Homes Montclair PatriciaBennett.com

Hercules

\$595,000 124 Thistle Ct. 3BD/2BA
Open Sun. 2-5 510-868-1400
Prudential Wendy Louie

\$729,000 202 Beechnut Dr. 4BD/3BA
Sun. 12-3 Lupine Area 510-848-0110
Help U Sell Berkeley Jerri

Lafayette

\$3,500,000 3911 Happy Valley Rd. 4BD/6BA
Open Sun 1-4 510-547-1615
Coldwell Banker Jerilyn Babington

Oakland

\$299,000 250 Whitmore #207 1BD/1BA
Open Sun. 2-4:30 (Rockridge) 510-967-8921
Keller Williams Agt: Andrew

\$299,000 455 Crescent #310 1 BD/1 BA
Sun 2-4 510-509-6871
Prudential CA Realty Desray R. McFall

\$300,000 567 Oakland Ave. #109 1BD/1BA
Sun 2-4 Piedmont Ave. 510-845-6021
Prudential 510-869-2638

\$370,000 94 Bayo Vista Ave 1BD/1BA
Open Sat 1-4 Condo 510-261-1130
Tierra Real Estate Minh Thi

\$399,000 1006 55th St. 2+bd/2ba
Open Sun. 2-4:30 510-899-6319
Better Homes Montclair Sherdella Sims

\$399,000 5825 Thornhill Dr. #8 2BD/1BA
Open Sun 2-4 510-339-4700
Coldwell Banker Terry Anthony

\$429,000 3496 Woodruff 3bd/1ba
Open Sun. 2-4:30 Glenview 510-384-3557
Better Homes Montclair Jennie Lippincott

\$433,000 4515 Congress Avenue 2 BD/1 BA
Sat 1-3 510-332-0863
Prudential CA Realty Ronisha Moses

\$438,000 2411 34th Ave. 2BD/1BA
Sat & Sun 2-4 510-814-4885/814-4861
Harbor Bay Realty J. Goodman/S. Battaglia

\$469,000 330 Vernon Street #203 2BD/2BA
Sun. 2-4:30pm Adams Point 510-531-7000x238
Wells & Bennett Realtors Patsy Buhler

\$469,000 3760 39th Ave. #8 2BD/2.5BA
Open Sun 2-4:30 510-899-8000
Alain Pinel Realtors Hal & Kate Castle

\$479,000 937 26th St. 3BD/2BA
Open Sun 2-4 West Oakland 510-339-4700
Coldwell Banker Terry Anthony

\$489,000 2725 26th Ave. 2BD/1BA
Open Sun 2-4:30 Fruitvale 510-339-4700
Coldwell Banker Victor Ratto

\$489,000 5340 Broadway Terrace #403 2BD/1BA
Open Sun 2-4:30 510-486-1495
Coldwell Banker Rita Zwerdling

\$499,000 1934 22nd Avenue 6 BD
Sun 2-4:30 East Oakland 510-748-1196/748-1166
Gallagher & Lindsey Ignacio Arechiga/The Basora's

\$499,000 6422 Benvenue Ave. 2BD/1.5BA
Open Sun. 2-4 510-409-9111
Red Oak Realty Feri Niroomand

\$499,000 736 56th 3BD/1BA
Open Sun 2-4:30 North Oakland 510-339-4700
Coldwell Banker Gary Robinson

\$519,000 3027 Seminary Ave. 3 BD/2 BA
Sat/Sun 2-4 Millsmont 510-337-8670
Prudential CA Realty John Abbot

\$520,000 6126 Camden St. 3BD/2BA
Sun 1-4 Millsmont 510-748-1174/748-1169
Gallagher & Lindsey, Inc. M. & W. Mariani/L. LoParo

\$525,000 220 Caldecott #117 2BD/2BA
Open Sun 2-4:30 Claremont Hills 510-338-1336
Pacific Union Jack McPhail

\$525,000 3556 West St. 3bd/1ba
Open Sun. 2-4:30 West Oakland 510-889-6306
Better Homes Montclair Torill Harge

\$549,000 2126 41st Ave 2BD/1.5BA
Open Sun 1-5 Fruitvale 510-339-8900
C21 Heritage Juan Carlos Gonzalez

\$585,000 3016 Revere Ave. 2 BD/1 BA
Sun 2-4:30 Sheffield Village 510-430-0303
East Bay Real Est. Network Carolyn Mettelmann

\$599,000 3881 Forest Hill Ave 2+bd/2ba
Open Sun. 2-4:30 Oakland Area 510-482,9000
Better Homes Montclair Patricia Bennett.com

\$610,000 1405 9th St. 8bd/3.5ba
Open Sun. 2-4:30 Oakland 510-489-1350
Better Homes Montclair A.D. Nassiri

\$619,000 4053 Huntington St. 3BD/2BA
Open Sun 2-4:30 925-253-6248
Pacific Union GMAC Madalyn Mitchell

\$629,000 5147 Camden Street 3BD/1.5BA
Open Sun 2-4:30 Maxwell Park 531-7000 x282
Wells & Bennett Realtors Fred Perkins

\$635,000 492 Staten Ave #703 2BD/2BA
Open Sun 2-4:30 Lake Merritt 510-339-8900
C21 Heritage Tom Erwin

\$675,000 4462 39TH AVE. 2BD/1BA
Sun 1-4 Redwood Heights 510-886-9939
Preferred Real Estate Dean Okamura

\$689,000 1740 East 23rd St. 2BD/1.5BA
Open Sun Lake Merritt 510-339-4700
Coldwell Banker Rachel Baller

\$689,000 8909 Sage Rd. 3BD/2.5BA
Open Sun. 1-4:30 Sequoyah Heights 510-638-4134
Re/Max E. Bay Hills Stephanie Christmas

\$700,000 820 Peraita St. 4 BD/3 BA
Sun 2-4 West Oakland 510-748-1161
Gallagher & Lindsey, Inc. Jim Nations

Oakland

\$715,000 755/757 19th St. DUPLEX
Open Sun. 2-4:30 510-339-9290
Prudential George Millfrons

\$749,000 452 Hiller Drive 2+BD/2.5BA
Open Sun 2-4:30 Hiller Highlands 510-339-0400
The Grubb Co. Susanne Paul

\$799,000 1980 Drake Dr. 3BD/2BA
Open Sun 2-4:30 Montclair 510-338-1302
Pacific Union Nancy Moore

\$819,000 5878 Moraga Ave 2+BD/2BA
Open Sun 2-4:30 Montclair 510-339-8900
C21 Heritage Helen Nicholas

\$849,000 149 Malden Lane 3BD/2BA
Open Sun 2-4:30 Lincoln Heights 510-339-9290
Prudential David Otero

\$849,000 45 Knoll Ridge Way 3+BD/2BA
Open Sun 2-5 Oakland Hills 510-338-1334
Pacific Union Vicki Woodhead

\$859,850 5985 Claremont Ave. 3BD/2BA
Open Sun. 2-4 Rockridge 510-849-9900
Maison Nouveau Tory Finn

\$879,000 1916 Melvin Road 3BD/2BA
Open Sun 2-4:30 Oakmore 510-339-0400
The Grubb Co. Katherine Cooper

\$899,000 274 38th St. 4plex
Open Sun. 2-4:30 Piedmont Ave 510-428-0900
Prudential Barbara McQuaid

\$939,000 7266 Sayre Dr. 4+ +BD/3BA
Open Sun 2-4:30 Montclair 510-338-1382
Pacific Union Keith Tollas

\$955,000 815 Paloma Ave. 3BD/2+BA
Open Sun 1-4 415-968-6312
North Beach Properties Rick Durazzo

\$995,000 6110 Swainland Rd. 3BD/3BA
Open Sun 2-4:30 Montclair 510-339-4700
Coldwell Banker Ellen Lancaster

\$1,050,000 6625 Elverton Dr. 4BD/3BA
Open Sun 2-4:30 Montclair 510-339-4700
Coldwell Banker Nancy Dickey

\$1,050,000 7260 Homewood 5BD/4.5BA
Open Sun 2-5 Montclair 510-339-4700
Coldwell Banker James Brown

\$1,300,000 6833 Elverton 3BD/3.5BA
Open Sun 2-4:30 Montclair 510-338-1318
Pacific Union Dee Knowland

\$1,375,000 1955 Manzanita Dr. 3+ +BD/3BA
Open Sun 2-4:30 Montclair 510-338-1302
Pacific Union Dick Cohen

\$1,499,000 6267 Ruthland Rd. 3BD/3.5BA
Open Sun 2-4:30 Montclair 510-339-4700
Coldwell Banker David Eckert

\$1,599,000 6171 Ruthland Rd. 4BD/3BA
Open Sun 2-4:30 Montclair 510-339-4700
Coldwell Banker Joan Duffield

\$1,795,000 5801 Buena Vista Avenue 4BD/3.5BA
Open Sun 2-4:30 Upper Rockridge 510-339-0400
The Grubb Co. Michael Friedman

\$1,900,000 6413 Gwin Ct. 3+BD/2+BA
Open Sun 2-4:30 Montclair 510-338-1302
Pacific Union Nancy Moore

\$1,995,000 5952 Buena Vista 5BD/4BA
Open Sun 2-4:30 Upper Rockridge 510-338-1318
Pacific Union Dee Knowland

\$2,200,000 5601 Denton Pl. 4BD/3.5BA
Open Sun 2-4:30 Hillcrest Estates 510-339-4700
Coldwell Banker Judy Ackerman

Orinda

\$1,790,000 20 La Cintilla 4BD/3.5BA
Open Sun 1-4 510-547-1615
Coldwell Banker Jerilyn Babington

Piedmont

\$985,000 239 Park View Avenue
Open Sun 2-4:30 The Grubb Co.

\$1,195,000 1400 Oakland Avenue
Open Sun 2-4:30 The Grubb Co.

\$1,295,000 206 Scenic
Open Sun 2-4:30 Pacific Union

\$1,395,000 958 Kingston
Open Sun 2-4:30 Pacific Union

\$2,300,000 800 Highland Avenue
Open Sun 2-4:30 The Grubb Co.

\$3,850,000 393 Hampton Road
Open Sun 2-4:30 The Grubb Co.

Pineole

\$748,888 2725 Silverado Drive
Open Sun Only 1-5
Luz S. Mashal

Richmond

\$449,000 818 Park Centre
Sun 2-4:30pm Richmond View
Prudential

\$459,000 1401 Santa Clara Street
Open Sun. 1-4:30pm
Better Homes Realty

\$495,000 1338 S. 58th St.
Open Sun. 2-4:30
Marvin Gardens Todd Hobson

\$550,000 5607 Alameda Ave.
Open Sun. 1-4
Coldwell Banker Bartels

San Leandro

\$519,000 14796 Saturn Dr.
Open Sun 2-5
Prudential

\$389,000 1121 Jefferson St.
Open Sun 2-4
Better Homes Realty

\$550,000 1439 Abbey Avenue
Sat/Sun 2-4 Wash. Manor 510-748-1108
Gallagher & Lindsey Inc. P. Dimicall

\$599,000 1095 Bancroft Ave.
Open Sun 2-4:30
Coldwell Banker

\$689,000 16671 Winding Blvd.
Sat/Sun/Mon 1-4
Harbor Bay Realty Nancy Lufkin

\$695,000 2271 Prosperity Way
Open Sun 1-4
Tierra Real Estate

\$789,000 1079 Lee Ave.
Open Sun 2-4:30
Coldwell Banker

\$798,000 1387 Manor Blvd
Open Sun 2-4
Kane & Associates

\$650,000 101 Washington Dr.
Open Sun 2-4 Milpitas
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HILLS NEWSPAPERS

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Some expert tips for instant outdoor style

Whether you are looking to create an outdoor retreat or just want a place to entertain this summer, there are a few things you can do to make your instant outdoor style shine.

Adding accents like a wall fountain, hanging planters near an outdoor bench or even adding chic new wicker to your porch swing will instantly update last year's look.

But where do you start? Outdoor magazine gurus Samantha Thorpe of "Cottage Gardens" magazine and Susan Applegate-Hurst of "Homes & Gardens" magazine share five fail-proof design tips that will instantly brighten any outdoor living space.

Fix for color

Applegate-Hurst recommends using annuals as a quick fix for injecting color into an outdoor scene. "Annuals are an easy choice," she says. "Many of the new cultivars are longer lasting than plants of the past and have bold, wow-colors."

When selecting a color palette, she suggests — either monochromatic or colors that complement each other. "Think of putting together a palette," she says. "If you wouldn't mix the colors together, don't plant them together."

The color-perfect containers from the Beautiful Plant By Number are used by professionals using complementary combinations and monochromatic plantings of annuals.

Ready plants

Patio-ready plants offer a nice solution for home gardeners who don't have time to plant, but are starved for color, says Thorpe.

Planted container combinations are popping up everywhere in grocery stores to garden centers. Ready-to-go plants can be purchased and plopped in place with minimal time and effort.

The new Raymond Evison Patio Clematis Collection (www.hil-

nesvines.com) is available in a patio pot with a mini trellis.

The saucer like flowers in periwinkle blue, burgundy red and reddish purple yellow centers bloom from spring well into fall. Look for them at local garden centers.



PATIO-READY PLANTS like these from the Raymond Evison Patio Clematis Collection provide vertical columns of color.

Creating a focal point

Adding wow-factor to your backyard or patio can be as simple as adding one major feature. "Think of

decorating the outdoors the same way you would the interior of your home," says Thorpe. "Just like well-decorated rooms inside the home, outdoor areas need a focal point."

For gardens, Thorpe recommends adding birdbaths or foun-

tainal point using a series of smaller accessories. Try placing a set of three planters of varying heights near a doorway, bench or on a table.

Fountains are the biggest seller in outdoor accessories. Look for fountains by Campania International (www.campaniainternational.com) that are easy to install and maintain, and give your garden a stylish look.

A quick bouquet of the heavenly scented Elle rose, a 2005 All America Selections Winner, can make a patio look elegant.

Unify the space

"Use a color scheme to unify your space," says Thorpe. "When selecting plants, patio cushions and containers, think about how they will look when they are all grouped together."

For a quick and easy way to unify an outdoor patio, try adding a few large planters with plants that pick up the colors in your patio cushions or outdoor rug.

A container filled with "Pink Knock Out" roses by Star Roses (www.star-roses.com), works nicely with a pink-themed patio.

Accessorizing the exterior

Well-placed accessories like planters, garden ornaments and fountains make all the difference when attempting to upgrade an outdoor style. But selecting and using them appropriately can be a challenge.

When working with accessories, Thorpe says to "think in terms of scale and style." She advises looking at your home's architecture and landscaping for style clues.

"Once you have found your style, be it ultra-modern or cottage garden, pick a theme and continue it throughout the space by adding other accessories of the same genre."

To determine the right scale, Thorpe recommends locating the vantage point from which the accessory will be viewed as in relation to its setting. "This technique lets



PHOTOS COURTESY ARA CONTENT

CREATE A FOCAL POINT in your garden with a major water feature like this Sutton Place

users see why sometimes a few larger ornaments will make a stronger impact than a series of smaller ornaments."

Try wall fountains or plaques also from Campania International to create instant impact on your outside wall or fence.

For more ideas and photos, visit www.gardenmediagroup.com.

REAL ESTATE NOTEBOOK

Pitfalls and profits of rental-house investments



ROBERT BRUSS

MAN NEWS FEATURES

Just weeks ago I was in Washington, D.C., attending a seminar. I enjoyed lunch with a long-time real estate investor from Florida, and another prospective real estate tycoon from New York. Because two of us were realtors, the discussion soon turned to pros and cons of investing in rental houses.

All noted houses are currently long-term real estate investments. Most homeowners will use their best financial investment in their personal residence. But then the topic eroded into the more but very realistic topic of how much rental income can be earned from a rental house carrying costs, hopefully, the house appreciates in market value.

Advantages of investing in rental houses

The primary advantage of owning well-located rental houses is they usually appreciate in market value just as fast as nearby owner-occupied houses. According to the National Association of Realtors, average annual appreciation of houses paid over 5 percent annually. But, that doesn't sound very exciting.

However, most rental-house investors don't pay all cash. They use leverage to control a property but in-

vest as little of their own cash as possible. Leverage increases return per dollar invested.

For example, suppose you buy a \$100,000 rental house for cash and it appreciates a typical 5 percent in market value during the next 12 months. That's not a great investment to just earn 5 percent annually on your \$100,000 cash, is it?

However, instead suppose you bought the same \$100,000 rental house for \$10,000 cash down payment, obtained \$90,000 financing, and it appreciates 5 percent in market value during the next 12 months. Now, thanks to the magic of leverage, you earn a 50 percent return on your invested dollars (presuming the rental income pays the expenses).

Are you excited yet? You should be.

An additional rental-house advantage is the depreciation tax deduction to shelter the rental income from taxation. Depreciation is a non-cash "paper loss" tax deduction for estimated wear, tear and obsolescence.

Still another advantage is you can deduct up to \$25,000 of your real estate "passive loss" deductions from your other taxable ordinary income, such as job salary, interest, and dividends if your annual adjusted gross income (AGI) is \$100,000 or less. If your AGI exceeds \$100,000, the deductibility of investment property tax losses gradually phases out to zero when you reach \$150,000 AGI.

But unused rental-property tax

losses can be saved or "suspended" for future tax use. However, if you are a qualified real estate professional, such as a real estate broker, there is no limit to the rental-property tax loss you can deduct against other ordinary income.

Disadvantages of rental-house investments

While your sound, well-located, rental-house investment is hopefully appreciating in market value, there might be some potential problems to anticipate.

The biggest rental-house problem I've encountered is not being able to obtain enough rent to pay the mortgage, property taxes, insurance, repairs, and other expenses.

Local markets for rental houses vary widely. The national standard for rent used to be a rental house should command at least 1 percent of its market value in monthly rent.

For example, using our rental house purchased for \$100,000, it should rent for at least \$1,000 per month. Inexpensive rental houses of ten meet this 1 percent rent standard. However, investors in more expensive rental houses usually are unable to obtain rent that meets this 1 percent per month profitability test.

The result can be negative cash flow. That means the rental income is less than the expenses for the house.

However, many rental-house investors can handle a mild case of negative cash flow. They reason the

house is appreciating in market value at a faster rate than the negative cash flow. If the investor can afford to pay the negative cash flow, perhaps \$100 to \$500 per month, rapidly appreciating rental houses can be a great investment.

If you can't afford the negative cash flow each month, investing in rental houses might not be a smart investment for you. Instead, you might wish to purchase bargain-priced fixer-upper houses for quick resale. That's called "flipping" instead of "keeping" for long-term rental-house investment.

The primary rental-house disadvantage

But the primary disadvantage of rental-house investing is known as "tenants and toilets." In other words, property management can be the biggest drawback of owning rental houses.

Over my 35 years of investing in rental houses, apartment buildings, and other types of properties, I've had my share of mostly wonderful tenants who enabled me to earn substantial profits, plus a few "bad apple" rotten tenants.

Which ones do I remember most? Which tenants do I discuss with my fellow investment property owners? The "bad apples," of course. We never talk about our boring, uninteresting, great tenants.

Some rental-house investors think they will solve the "tenants and toilets" management problem by hir-

ing a professional property manager. But the big drawback is most so-called professional managers charge at least 10 percent of the gross rent. The result is little or zero cash flow.

Long-distance property management is even worse. To illustrate, I recently talked with the president of our local property investor's club. He and his wife own several rental houses about 1,000 miles away.

We commiserated about his "lousy" property manager who can't keep his rental houses rented. I hated to remind him that nobody has as great an interest in properly managing his property as the owner. That's why I don't recommend long distance rental-house investments.

Why invest in rental houses rather than apartments?

At this point, you're probably thinking apartment buildings might be better investments than single-family rental houses.

But there is a huge drawback to apartment building and other commercial property investments. They usually don't appreciate in market value as rapidly as single-family house investments.

The reason is apartments and commercial building investments are valued by their "cap rate." That means net operating income divided by the property value.

For example, suppose a small apartment building or commercial property produces \$10,000 annual

net operating income (excluding mortgage payments) and its seller is asking \$100,000 for the property. That is a 10 percent "cap rate." Grab it! That's a bargain.

Instead, suppose the seller of the same property is asking \$150,000. Now the "cap rate" return on cash sales price drops to a 7 percent capitalization rate.

The rule is the higher the cap rate, the lower the property value. Your goal when buying apartment or commercial property should be to buy at as high a cap rate as possible.

By contrast, single-family rental houses have nothing to do with a "cap rate." Regardless of rental income, sound, well-located rental houses frequently appreciate in market value at the same rate as nearby owner-occupied houses. For this reason, rental houses are usually a much better investment than are apartment buildings and commercial properties.

An extra tax benefit of owning a rental house

For many investors, a rental-house investment is the first step to pyramiding their way to a real estate fortune. Thanks to the tax-deferred exchange benefits of Internal Revenue Code 1031, it is possible, after the rental house has appreciated in market value, to make a tax-deferred trade up for another investment or business property.

However, your personal residence is not eligible for an IRC 1031 tax-deferred exchange.

REAL ESTATE LAW: YOU BE THE JUDGE

Can home owner receive emotional distress damages?

BY ROBERT J. BRUSS
ATTORNEY AT LAW

MAN NEWS FEATURES

In 1987, Barbara and George Dawson purchased their home. They obtained a loan from a predecessor of Washington Mutual Bank (WaMu).

In 1996, the mortgage was in default. WaMu scheduled its foreclosure sale. But before that sale, George Dawson filed Chapter 7 bankruptcy.

WaMu claimed it did not receive notice of the bankruptcy filing so it proceeded with the foreclosure sale and took title to the home when no bidders showed up at the auction.

WaMu then began eviction of the Dawsons. When it then received notice of George's earlier Chapter 7 bankruptcy filing, WaMu withdrew its eviction filing which voided the bankruptcy automatic stay.

However, in 1998 the Dawsons filed Chapter 13 bankruptcy reorganization. WaMu filed a proof of claim as to the mortgage debt still owed.

But the Dawsons claimed emotional distress damages for WaMu's violation of the bankruptcy automatic stay in George's Chapter 7 bankruptcy in 1996.

If you were the bankruptcy judge would you rule the Dawsons are entitled to emotional distress damages when WaMu violated the bankruptcy automatic stay in 1996?

The judge said no.

Because mortgage lender WaMu was not notified of George Dawson's bankruptcy filing in 1996, it was quite reasonable in conducting the foreclosure sale and proceeding with eviction, the judge explained.

Upon being informed of Dawson's bankruptcy filing, WaMu promptly terminated its eviction action, the judge reported.

Damages for emotional distress for violation of the automatic stay are available under federal law, the judge continued, but the circumstances must be "egregious" for damages to be awarded to the debtor.

Under the circumstances, WaMu's violation of the bankruptcy automatic stay was innocent and not egregious so no emotional damages shall be awarded, the judge ruled.

Based on the U.S. Court of Appeals decision in *In Re Dawson*, 367 Fed.3d 1174.



ROBERT BRUSS

When refinancing, why is new title insurance required?

Dear Jeff: Appraisals are the weakest link in the home mortgage lending process. Although your lender hired the appraiser, you're expected to pay the appraiser.

Appraisers are not dummies. They've been scammed by borrowers who were unhappy with their appraisals and who stopped payment on their appraisal checks. If the lender pays the appraisal fee, as they should because they select the appraiser, lenders often have a tough time collecting from borrowers who sometimes don't complete the loan process.

My suggestion is, before you hand over the cash, certified check or money order to the appraiser, have a frank conversation about the appraiser's opinion of your home's market value. If you don't like the answer, don't pay the appraiser.

When you pay the appraiser, be sure he or she agrees to mail you a copy of the appraisal. Yes, I know according to the stupid appraisal rules the appraisal copy to the borrower is supposed to come from the lender. However, by showing you know about appraisals, chances are you

Why does realty appraiser demand cash payment?

Dear Bob: We are refinancing our home loan and locked in on a 6 percent, no loan fee mortgage we found on the Internet. However, I feel the appraisal process is a scam.

The appraiser hired by the lender will

be appraising our home next week. He will only accept payment of the appraisal fee by cash, certified check or money order. I question the credibility of someone who won't accept my personal check or credit card. This leads me to wonder if the appraiser is reporting all his income to the IRS. — Jeff L.

Dear Bob: We recently refinanced our home mortgage. Among the closing costs was a \$764 fee for lender's title insurance. As we bought our home about three years ago and then obtained title insurance, did we need a new policy, or were we ripped off? — Carla T.

Dear Carla: Your lender needs a new lender's title insurance policy. The reason is you might have incurred liens, such as an income tax lien, property tax lien, mechanic's lien, child support lien, judgment lien or other claim, against title to your home. Refinancing lenders need new title insurance to be certain title is still marketable.

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When you pay the appraiser, be sure he or she agrees to mail you a copy of the appraisal. Yes, I know according to the stupid appraisal rules the appraisal copy to the borrower is supposed to come from the lender. However, by showing you know about appraisals, chances are you

will receive a satisfactory appraisal of your home based on recent nearby comparable home sales prices.

If you don't, file a complaint with the state appraisal office and consider suing the appraiser for a fee refund in local small claims court for fraud and breach of contract.

Reverse mortgages help seniors

Dear Bob: I understand the government has a real estate plan for senior citizens that provides home loans up to \$164,000, which are payable after the sale of the senior's home. Please provide details of the pros and cons. — Richard F.

Dear Richard: You are probably referring to the FHA reverse mortgages. They provide senior citizen homeowners over 62 with their choice of monthly lifetime income, a lump sum to pay for expenses such as a new roof, a credit line or any combination.

Other major reverse mortgage lenders with much higher reverse mortgage loan limits are Fannie Mae and Financial Freedom Plan. You'll be using up your home equity, but you will never have any personal liability for repayment. When you die or sell your home, the reverse mortgage is paid off. Any remaining equity goes to you or your heirs.

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Iris Murillo 510-748-1105



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Tim and Karen Wright are the agency's vice presidents of agent development and training, and it's their job to keep Gallagher & Lindsey's agents informed and educated in all aspects of their jobs, whether it's an in-depth training seminar regarding the implications of the purchase agreement or one on how to use staging techniques to increase a home's selling potential. "We are very unique in the business in terms of the amount and variety of training we offer," notes Karen. "Tim and I have an open-door policy, and we are available every day for whatever kind

of training and support they need. In addition to two or three in-house seminars per week that we offer our agents, there are a number of outside seminars and programs that we encourage them to seek out—and that Gallagher & Lindsey helps pay for."



Tim & Karen Wright
 Vice Presidents of agent development & training

Through outside training programs, three Gallagher & Lindsey associates have earned the CRS designation, which is awarded by the Council of Residential Specialists and is the highest professional designation awarded to Realtors® in the residential sales field. Twelve associates have earned the e-PRO certification is an online training program that certifies real estate professionals as Internet professionals and Six associates at Gallagher & Lindsey have earned the Seniors Real Estate Specialist® (SRES) designation.

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Next Career Night @ G&L
September 13th, 6pm sharp
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ALAMEDA



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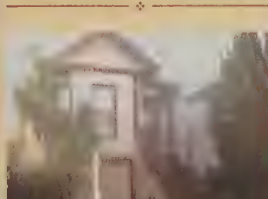
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ALAMEDA



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1900 WESTERN DRIVE (3-302) \$510,000
Floating Home By Appointment
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SPORTS

• Friday, September 2, 2005 •

Section C

Xplosion gives Dunn exposure

■ St. Mary's basketball player is drawing interest from some big-time colleges thanks to the East Bay club team

By Phil Jensen
STAFF WRITER

At the beginning of this summer, just a handful of universities had shown interest in St. Mary's High School basketball player Courtney Dunn.

But after a breakthrough summer with her East Bay Xplosion club team, Dunn has drawn much more interest from universities around the country. She has narrowed down her college list to seven schools. One of those universities is Baylor, the defending NCAA Division I champion.

"After the Fresno tournament (in July), I got an unexpected call," the 6-foot-4 senior center said. "My mom answered the phone, and I didn't know who it was. She whispered to me 'Bay-

lor,' and I said, 'Oh my God,' and I ran around the house."

Other schools that Dunn is considering include the University of San Diego, Oregon State, Colorado and Howard.

"She had a very, very good summer. She's getting a lot of interest," East Bay Xplosion director Mark Anger said.

A key game for Dunn occurred in a tournament in Fresno, when she faced highly regarded Monique Alexander.

"She had a breakout game against Monique Alexander and

just played her really tough. She even showed 3-point touch," Anger said.

"I think I did really well defensively. Offensively, I just did what I could do," Dunn said. "I only hit one three, but it was the only three that I took. I don't think she thought I could shoot it."

Alexander, a 6-5 center who preps at Pendleton Academy at IMG, Fla., competed in the USA Basketball Women's Youth Development Festival this summer in Colorado Springs, Colo.

Dunn said that she improved her jump shot this summer.

"I started out down low on the block, but gradually I came out and shot at the high post," she said.

"I rebounded pretty well. I feel like I still need to work on my post moves, but I feel like I did a decent job."

In April, Dunn was named to the CalHiSports.com Division IV all-state team after St. Mary's finished its season with a 19-10 record.

PREP FOOTBALL 2005



NEW ST. MARY'S coach Bert Bertero graduated from the school in 1975. He is also teaching U.S. history at the school.

Alum brings organization to Panthers

■ Bertero hopes new offensive and defensive plans will turn around 4-7 St. Mary's team

By Phil Jensen
STAFF WRITER

On Tuesday, the St. Mary's High School football team ran red-zone plays in part of their practice.

"Hurry up, hurry up," yelled new coach Bert Bertero after a pass play was finished.

"What we try to bring to our practices is the game tempo," said Bertero after the practice. "My job is to keep that tempo go-

ing." "Practices have been really organized," senior quarterback/cornerback Eric Merrida said. "Everything's been on the clock."

Bertero is returning to his alma mater this year as the head football coach and a U.S. history teacher. Bertero is a 1975 St. Mary's graduate.

"It's definitely rewarding," said Bertero about being a head varsity coach at one's alma mater. "It's something a lot of coaches would like to do."

Bertero replaces Jay Lawson, who resigned after last season because of family commitments. St. Mary's had an overall record of 4-7 last season and was 3-2 in

the Bay Shore Athletic League. "Jay was very supportive on my being able to coach here," Bertero said.

Bertero is instituting both a new offense and defense this season. His team has switched to a 3-4 defense and has a new offensive look.

"We're an 'iso' team. We're not a drop-back team," he said. "We're trying to implement the entire program. Practices have been challenging. ... A lot of teaching first."

Bertero started his prep coaching career at St. Mary's in 1979 as an assistant coach. He coached at St. Mary's for nine seasons as an assistant, and was

also an assistant coach at El Cerrito for eight seasons and a head coach at De Anza in 1991 and 1992. Most recently, Bertero was the offensive coordinator at Alacalanes for the past four years.

"He knows his stuff. He's going to have us ready for the season," senior defensive back/wide receiver/running back Rolando Oliver said.

Bertero has a squad of 32 players, with nine returning varsity players. The team will find out a lot about itself tonight in a scrimmage at Granada. It starts at 6 p.m.

St. Mary's opens its season on Sept. 10 when it hosts Moreau Catholic. The kickoff is 1:30 p.m.



MIKE GALE
Recreation

Campers should have plans for thunderstorms

SOMETIMES A CAMPER'S worst enemy is the weather. A little rain is more an inconvenience than a problem, but a thunderstorm can be much more problematic. Even though weather forecasting has become fairly accurate, a thunderstorm, especially in the high country, can develop relatively quickly and without much warning. With thunderstorms come a lot of rain and some lightning. Even though the odds of getting struck by lightning are remote, a lot of people defy those odds. So why risk it if you don't have to?

There's plenty of ways to be safe.

There are a number of things to consider when camping during a thunderstorm. If you're in a developed area and are near your vehicle, it might not be a bad idea to pack up and try it another time. Then again, it might not be very safe driving in such conditions. Keep in mind where you're going, or where you can go to and decide from there.

On the other hand, if you've hiked in and are miles from anywhere, you'll have to ride out the storm. It's not going to be fun, but at least you'll have a story to tell when it's over. Stay away from trees and any metal. Keep a low profile if you are part of a group that is out in the open, and spread out from each other so that you are not all one target for lightning.

The signs of an approaching thunderstorm are pretty obvious and include darkening skies, lightning and increasing wind.

The safety of your campsite is greatly affected by where you choose to set it up.

High or open places are vulnerable to lightning, and low places next to streams or washes are vulnerable to flooding.

That doesn't leave us a whole lot of choices when the storm's a-brewin'.

But some places are better than others. Keep an eye out for a site that is sheltered from the wind and free of dead trees that could fall during a storm. Keep tents away from especially large trees, as well. You never know how deep the roots of a tree run or how susceptible it is to strong winds that can be part of the storm.

If caught away from the campsite in a thunderstorm, campers should seek immediate shelter in a low area under a thick growth of small trees. In open areas, go to a low place like a ravine or valley, but be alert for flash floods.

Get as low as you can without lying prone on the ground. If you're wearing a backpack, take it off and seek the best shelter you can find.

Lightning occurs when positive electric charges on the ground seek to join with the negative electrical charges built up in the bottom of thunderclouds.

When a thunderstorm is approaching, clouds often have a flat-topped or anvil-shaped appearance. They grow darker as

See GALE, Page 2

MIKE MCGREEHAN
Between the Lines

Currier seemed to know a little bit of everything

WHETHER THE TOPIC was the A's, Raiders or an event at Mel's, Win Currier always was in the know.

Just name the sports event, especially local or regional, and chances are Win either knew about it or had witnessed it firsthand. The "historic" Pacific Coast League, East Bay pro baseball or women's fast-pitch softball — whatever the subject, Win was — well, always on the ball.

Simply put, Winston Currier possessed a wealth of sports knowl-

edge of Alameda, the East Bay and beyond. Win Currier, 78, died Aug. 27, leaving behind two daughters, six grandchildren and three great-grandchildren. He also leaves behind a cadre of faithful readers, friends and neighbors, as well as a legacy of sports journalism that spanned more than six decades.

Those of us who grew up in Alameda might well remember his columns and reports that appeared in the Times-Star, then owned by the late Abe Win. Win also wrote for the Leandro News, Berkeley Gazette, Daily Review, Oakland Tribune and Hills Newspapers during his long career. His assignments included coverage of the PCL, Oakland A's and Oakland Raiders. Coverage of the war also involved reporting on Super Bowls.

Win had a special affinity for writing. He joined the Times-Star staff as a 14-year-old intern at Alameda High School. He soon became interim editor when regular editor Jack Clark went to serve in World War II. Though Win was well-versed — he graduated from Alameda with a degree in political science, considered becoming an Episcopal priest and even wrote news — the sportswriter fit like a glove. From Alameda High baseball teams of the '20s to the Oakland "Nine Old Men" championship season of 1946 to the Raiders of Super Bowl XV, Win always seemed to have a grasp of the subject.

In recent years, Win's columns had become more a series of recollections. Supposedly from what we're told, Win's residence was a storage of scrapbook material and many memorabilia. But Win was more than just a collector. He couldn't carry to the office, he brought along in his pocket.

At times, he wrote of the 1980 Giants and the first major league game played in the Bay Area that year. He wrote also of the '62 Giants and the first World Series to come to the Bay Area.

Not to forget this side of the story. Win recalled the A's first year in Oakland in 1968 as well as the team's World Series success of the 1970s.

My personal favorites were his columns on the old PCL, which featured the great rivalry between the Oaks and San Francisco Seals. Throughout, Win paid tribute to the players of those eras — especially to those of the Oaks, some of whom lived in Alameda.

The rest of the PCL did not get the short shrift from Win, however. He often paid tribute to players who starred for other teams and those who went up to major leagues — especially those players who graduated from East Bay high schools.

The PCL, though, was only part of Win's vast repertoire. He could speak with authority on such subjects as Japanese-American baseball as well as high school competition — football, basketball or soccer.

MIKE MCGREEHAN, Page 2

McGreehan

FROM PAGE 1

Win's writings often brought to mind sepia-toned images of yesteryear, a time when professional athletes received far less pay than they do today. A time before ESPN and other cable outlets. A time when people received most of their news from newspapers.

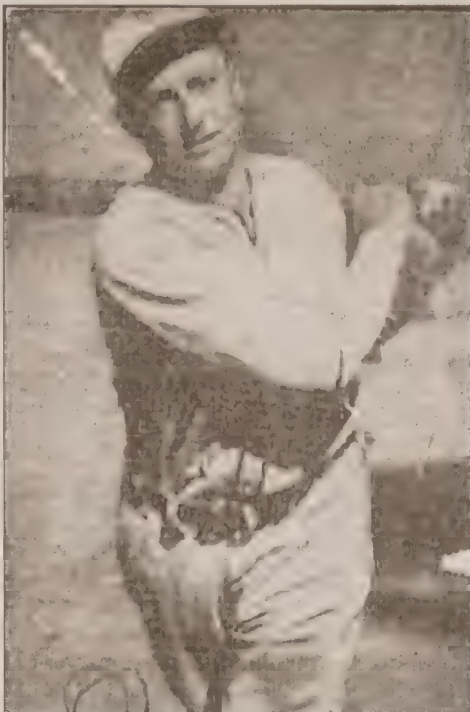
Win's columns had a certain feel to them, one that coaxed readers to sit back, sip some coffee and reminisce wistfully on how things once were.

Win had a way of taking readers back in time. At times, he even threw zingers at the present. For instance, Win sometimes lamented the demise of fast-pitch softball. He recalled with a certain fondness the Alameda-based J.J. Krieg's team that won consecutive national women's fast-pitch softball titles in 1938-39. Still, he had a place in his heart for the slow-pitch softball so prevalent as a recreational sport today.

Win was a fixture at Alameda Recreation and Park Department adult softball games at Leydecker and/or Washington parks. And it was Win who compiled the ARPD reports that appeared in each issue of the Alameda Journal — until his health took a turn for the worse about a month and a half ago, that is.

Win also was a fixture at the annual PCL Historical Society Reunion at the Oakland Museum. This year's reunion takes place Sept. 24. Though Win won't be there in the flesh, his spirit will be abundantly present.

Win perhaps was not nationally well known enough to gain induction into the National Sports Writers and Sportswriters Hall of Fame. Perhaps he did not write at big enough papers to garner such prizes as the National Baseball Hall of Fame's J.G. Taylor Spink Award (though he was a good



COURTESY OF OAKLAND OAKS

JOHNNY VERGEZ was an Alameda High School player who went on to play for the New York Giants as well as the Philadelphia Phillies and St. Louis Cardinals. Win Currier often wrote of Vergez, Alameda High and the Oakland Oaks throughout his career.

A celebration of Win Currier's life will take place at 6 p.m., Sept. 8 at All Saints Episcopal Church at 911 Dowling Avenue in San Leandro.

Friends and admirers helped fill some of the void with two testimonial dinners. Alameda's Friends of the Parks also has set up a fund for the Win Currier Memorial. The goal is to construct a bench with a sign at Leydecker Park to honor the man who gave so much of himself to chronicle the Alameda sports scene.

The passing of Win Currier represents a passing of an era, the close of a chapter of East Bay sports history.

He already is missed. **NOTE:** Donations to the Friends of the Parks' Win Currier Memorial can be sent to the ARPD office at 2226 Santa Clara Ave., Alameda 94501.

Chastain plans local appearance

Former U.S. women's national team player Brandi Chastain will be at the Alameda Point soccer fields from 11 a.m.-1 p.m. on Saturday to sign copies of her newly published book, "It's Not About the Bra."

Chastain's appearance coincides with the annual Bay Oaks Labor Day Classic, which takes place Saturday and Sunday.

Matches will involve boys and girls under-11, under-12 and under-13 Class I teams, and boys and girls under-12 and under-14 Class III teams. Action will take place at various locations including Alameda Point, St. Merritt College and the School in Carmel. Consult bayoaks.com for details.

Information on the Bay Oaks Classic can be found at bayoaks.com.

WHAT'S HAPPENING

To submit an item to the What's Happening calendar, e-mail sports@cc-times.com to request a form. Put "What's Happening" in the subject line. Nonprofit organizations only. You may be asked to submit a copy of your 1099 or 501(c)(3) to verify nonprofit status. Entries are edited for content and are published as space is available.

BASEBALL

■ **Oakland Oaks** Register for tryouts for fall season ages 14-18 at www.eleamz.com/oaklandoaks.com. Tryouts Sept. 11 11 a.m. at Diablo Valley College in Pleasant Hill. Mark Palmer, 510-867-8648 or visit.

BASKETBALL

■ **Hoop Games 2005** — 3-on-3 Tournament for male and female teams Oct. 1 at Vallejo Waterfront to benefit

the Hoop games Basketball Association that assists Bay Area youth in education. Divisions 10U, 13U, 16U and 18U. \$125 per team if registered before Aug. 31. 707-534-2296

■ **Piedmont High School Clinic** — Shooting clinic for boys and girls ages 7-18 Sept. 11 noon-3:00 p.m. and 3:15-6:15 p.m. at Piedmont High School gym, 900 Magnolia Ave. Piedmont. \$60. 510-433-2600 or cpl@ll-clip.com

CREW

■ **Oakland Strokes** — Open house for men's and women's crew Sept. 10 9-11 a.m. at Jack London Aquatic Center Estuary Park, 115 Embarcadero East, Oakland. Obtain fall 2005 registration and listen to varsity coaches speak with demonstration from varsity crew. Visit www.oakland-strokes.org.

Gale

FROM PAGE 1

moisture accumulates. Lightning will also appear in the horizon before thunder can be heard, but they are both sure signs that a thunderstorm is impending.

The key to avoiding lightning strikes is to avoid situations where and when lightning strikes are common. Lightning usually will strike the tallest object in an area, so stay clear of tall trees. Tents should be erected among short trees.

Tents may keep the camper dry, but they don't do much to protect against lightning. If trees are nearby, the tent prob-

ably will be safe. However, in open areas where the tent is the highest object, campers should move to low ground if there is no other shelter.

To report recreation-related news or events, contact Mike Gale at 925-977-8590, by fax at 925-930-6150, by e-mail at mgale@cc-times.com or by writing P.O. Box 8099, Walnut Creek, CA 94596-8099.

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Children's Fairyland, the oldest storybook theme park in America is celebrating 55 years of imagination and reading readiness

On September 10th and 11th, the park will host a big birthday bash, sponsored by the Lake Merritt Breakfast Club Foundation, that will include 2 days of very special performances and activities.

To get you in the spirit of celebration, we are hosting a Fairyland trivia contest. One winner from the first 20 correct answers each week will be randomly drawn. One of these winners will then be drawn at the end of the contest, and will win a family fantasy package: Fairyland Summer Sleepover for family of four (summer '06 season), a special basket from the Oakland Zoo with passes and treats from Chabot Space and Science Center, Hoopers, Fentons (details to follow).

"Trivia Question + Answer"

Fairyland was well known for being home to one of America's top clowns. What was his name?

Court PoFo De' Bath made his home at Fairyland from 1966 through the early 80's. He traveled the world as Oakland's and Fairyland's official "Ambassador of Fun."

"This Week's Trivia Question"

Who at Fairyland gets regular massages and visits by the chiropractor...on site?

SPORTS E-MAIL REPORTS

Results, reports and press releases on local sports events, organizations and more can be e-mailed to hillssports@cc-times.com

Representatives from the Alameda County Fairgrounds, Voice, G. County, and Montclair and Encinitas encouraged to submit this address.

For questions please call 748-1662 or 510-282-2772

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NOW PLAYING

Below are capsule reviews of movies playing at area theaters. Reviewers include: Chris Hewitt, Steven Rea and Robert W. Barry. **CRASH** (R): A dark, gritty, and often disturbing look at the lives of Los Angeles residents. **THE CONSTANT GARDENER** (PG-13): A British diplomat, a hapless good guy who seems to be a doormat. But when his activist wife is killed in the film's first moments, the character evolves to reveal unfathomable depths. Director Fernando Meirelles makes Kenya part of his story, as he did with Rio in the Oscar-nominated "City of God." — M. Pols. (R: language, some violent images, sexual content, nudity.) 2 hours, 9 minutes. A- **"THE DUKES OF HAZZARD"**: Long-time fans of the late-'70s/early-'80s TV show will be comforted to know that the 21st century has done nothing to change that basic scenario here. Good old boy Southerners Bo (Seann William Scott) and Luke (Johnny Knoxville) are still swillin' moonshine, chasing pretty girls and trying to evade the law, while cousin Darryl (Jessica Simpson) still looks divine in short shorts. M. Pols. (PG-13: sexual content, crude and drug-related humor, language, comic action violence.) 1 hour, 37 minutes. C- **"ELEVATOR TO THE GALLOWS"**: This tasty 1957 noir thriller that introduced the world to French filmmaker Louis Malle is cooler and more heartless than the films that would later define him. But even as a preliminary exercise in suspense, the film suggests Malle could have made a name for himself as a Hitchcock copycat. — W. Morris. (Not rated; in French with subtitles.) 1 hour, 28 minutes. B+ **"FANTASTIC FOUR"**: This big-screen adaptation of the Marvel Comics superhero story line is rarely terrible or memorable. Four astronauts return from space, where they were exposed to cosmic radiation, with new abilities. This film has very little of the epic gravitas or moral complexity that distinguishes the best superhero movies. That would be fine if it were an overflowing boatload of fun. But it's not. — C. Vognar. (PG-13: comic book violence, suggestive content.) 1 hour, 46 minutes. C- **"THE 40 YEAR-OLD VIRGIN"**: Unabashedly raunchy, yet funny enough to keep you entertained through its feel-good finish. Steve Carell (from TV's "The Office") plays Andy, a middle-aged man who, because of a bad encounter or three, has decided that it's best to avoid women and concentrate on building his collection of action figures. But when his doofus co-workers discover his status, they make it their mission to get their

eager-to-learn seamstress. — B. Strauss. (Not rated: contains language, sex, mild violence; in Mandarin and French with subtitles.) 1 hour, 51 minutes. B **"BATMAN BEGINS"**: Director Christopher Nolan supplies the backstory behind not just the Batmobile, but the very psyche of the Caped Crusader. The story starts slowly and temporarily gets bogged down in a psychological drive before turning into a very dark and fun action movie. Christian Bale is a natural, just weird enough to be the best Batman yet, and the strong supporting cast includes a lovely turn by Michael Caine as the trusted butler Alfred, as well as Morgan Freeman as gadget man Lucius Fox. — M. Pols. (PG-13: intense action violence, disturbing images and some thematic elements.) 2 hours, 10 minutes. B+ **"BROKEN FLOWERS"**: We meet middle-aged Don (Bill Murray) as he's being dumped by his live-in lover (Julie Delpy). On the same day, an unsigned letter informs Don that he unknowingly fathered a son 19 years earlier and that the boy may be on a quest to find his father. Don sets off on a cross-country journey to look for the four women he loved and left some 20 years before and to figure out who might have borne him a child. A beautifully acted and intelligent movie that, alas, doesn't work as well as it should. With Sharon Stone, Frances Conroy, Jessica Lange and Tilda Swinton. — M. Pols. (R: language, some graphic nudity, brief drug use.) 1 hour, 46 minutes. B **"THE BROTHERS GRIMM"**: Matt Damon and Heath Ledger portray the German folklorist brothers, who (in this fictionalized scenario) make a living gulling superstitious, early-19th century German townsfolk out of their money by exorcising their barns of spirits, demons, witches and the like. The plot thickens when it turns out that whatever has been abducting the children of the village is, in fact, supernatural. — M. O'Sullivan. (PG-13: spooky supernatural events, some gruesome imagery, occasional obscenity.) 1 hour, 58 minutes. C- **"THE CAVE"**: Compensates for its lack of technical skill with scare tactics that are bluntly, viciously effective. A team of scientists explores a cave that's supposed to yield ancient secrets, but really holds a hotte-atte creature. Offers a few thrills and a couple of laughs. — C. Hewitt. (PG-13: violence, some profanity.) 1 hour, 38 minutes. C+ **"CHARLIE AND THE CHOCOLATE FACTORY"**: Tim Burton's take on Roald Dahl's book is darker, stranger and way cooler than the 1971 Gene Wilder cinematic classic. Visually it's all Burton, a fairy tale come to life. Johnny Depp's Willy Wonka is like a cross between Michael Jackson and Carol Channing, which sounds terrifying, but is instead captivating. A don't-miss summer movie that should live on for decades to come. — M. Pols. (PG: quirky situations, mild language.) 1 hour, 55 minutes. A- **"THE CONSTANT GARDENER"**: In this excellent adaptation of John Le Carré's novel, Ralph Fiennes portrays a British diplomat, a hapless good guy who seems to be a doormat. But when his activist wife is killed in the film's first moments, the character evolves to reveal unfathomable depths. Director Fernando Meirelles makes Kenya part of his story, as he did with Rio in the Oscar-nominated "City of God." — M. Pols. (R: language, some violent images, sexual content, nudity.) 2 hours, 9 minutes. A- **"CRASH"**: In the course of 24 hours, a group of Los Angeles residents wrestles with the demons of racism. Writer/director Paul Haggis (screenwriter of "Million Dollar Baby") wants to provoke a serious discourse, a noble goal. But the movie is heavy-handed, and, despite some brilliant scenes and strong acting from a great ensemble, is riddled with mistakes, particularly coincidences that border on the absurd. Ultimately, Haggis insults his audience by assuming he has to instruct us on everything about racism, as if merely to be alive in America today weren't already a primer. Still, flaws and all, well worth seeing. — M. Pols. (R: language, sexual content, some language.) 1 hour, 40 minutes. B- **"DEUCE BIGALOW: EUROPEAN GIGOLO"**: Who is killing the great "prosti-dudes" of Europe? Deuce Bigalow, the repellent Rob Schneider character — a male hooker so pathetic, he's only comfortable selling his wares to the disabled, the deformed and the demented — is off to the Old World to solve this mystery. Not a whole lot of imagination here, though the jokes about Europe's attitude toward America post-Iraq and the trash-talk between gigolos is funny. — R. Moore. (R: pervasive strong, crude and sexual humor, language, nudity, drug content.) 1 hour, 25 minutes. D **"THE DEVIL'S REJECTS"**: Rob Zombie's latest — about a white-trash

family of homicidal maniacs — is a deafening, repetitive, gratuitous assault, where victims are tortured and blood is shed, all to a Southern-rock soundtrack. Every other word is a four-letter one. All the women are whores, or they're treated like whores, or they just dress like whores. All this is just Zombie — the heavy-metal star turned writer-director — displaying a lack of effort. — C. Lemire. (R: sadistic violence, strong sexual content, language, drug use.) 1 hour, 41 minutes. D- **"THE DUKES OF HAZZARD"**: Long-time fans of the late-'70s/early-'80s TV show will be comforted to know that the 21st century has done nothing to change that basic scenario here. Good old boy Southerners Bo (Seann William Scott) and Luke (Johnny Knoxville) are still swillin' moonshine, chasing pretty girls and trying to evade the law, while cousin Darryl (Jessica Simpson) still looks divine in short shorts. M. Pols. (PG-13: sexual content, crude and drug-related humor, language, comic action violence.) 1 hour, 37 minutes. C- **"ELEVATOR TO THE GALLOWS"**: This tasty 1957 noir thriller that introduced the world to French filmmaker Louis Malle is cooler and more heartless than the films that would later define him. But even as a preliminary exercise in suspense, the film suggests Malle could have made a name for himself as a Hitchcock copycat. — W. Morris. (Not rated; in French with subtitles.) 1 hour, 28 minutes. B+ **"FANTASTIC FOUR"**: This big-screen adaptation of the Marvel Comics superhero story line is rarely terrible or memorable. Four astronauts return from space, where they were exposed to cosmic radiation, with new abilities. This film has very little of the epic gravitas or moral complexity that distinguishes the best superhero movies. That would be fine if it were an overflowing boatload of fun. But it's not. — C. Vognar. (PG-13: comic book violence, suggestive content.) 1 hour, 46 minutes. C- **"THE 40 YEAR-OLD VIRGIN"**: Unabashedly raunchy, yet funny enough to keep you entertained through its feel-good finish. Steve Carell (from TV's "The Office") plays Andy, a middle-aged man who, because of a bad encounter or three, has decided that it's best to avoid women and concentrate on building his collection of action figures. But when his doofus co-workers discover his status, they make it their mission to get their

friend some sex. With Catherine Keener. — G. Whipp. (R: pervasive sexual content, language, some drug use.) 1 hour, 55 minutes. B **"FOUR BROTHERS"**: Borrowing from a Western revenge tale, this scruffy, sadistic and occasionally entertaining modern-day parable takes place in Detroit. Evelyn Mercer (Fionnula Flanagan) is still teaching kids important lessons about life and the right road when we meet her; then she's gunned down in her convenience store. The Mercer boys reunite for her funeral and to spill whatever blood it takes to avenge their mother's death. — R. Moore. (R: strong violence, pervasive language, some sexual content.) 1 hour, 48 minutes. C **"THE GREAT RAID"**: Proof that a riveting war story doesn't guarantee a compelling movie. Director John Dahl ("Red Rock West," "The Last Seduction") picks up where the Bataan Death March ended. General MacArthur returns to the Philippines in 1945, hoping to rescue 500 remaining POWs. The most memorable moments are the actual historical footage in the end. — M. Pols. (R: strong war violence, brief language.) 2 hours, 12 minutes. C+ **"GRIZZLY MAN"**: Timothy Treadwell, an animal lover who spent 13 summers living among Alaska's grizzly bears, emerges as a lost soul in Werner Herzog's sly and captivating new documentary. Based on Treadwell's own video footage, the film documents his affection for the bears, his seething anger at society, his raging narcissism, his paranoid fantasy life and, finally, the ridiculously sad deaths of Treadwell and his girlfriend in 2003 — in the maw of a wild grizzly. — R. Kennicott. (R: profanity, disturbing situations.) 1 hour, 43 minutes. B **"HAPPY ENDINGS"**: From director Don Roos ("The Opposite of Sex"), an ensemble dramedy about the reproductive misadventures of a group of connected Angelenos. It's clever and well-acted, but sometimes too precious; Roos relies too much on smarty-pants chapter headings to tell his story. Lisa Kudrow plays an abortion counselor who provides the link between the characters. Tom Arnold is surprisingly touching as a rich guy being suckered by a bad girl, played by Maggie Gyllenhaal. — M. Pols. (R: sexual content, language, some drug use.) 2 hours, 8 minutes. B- **"HOWL'S MOVING CASTLE"**: This animated film, which boasts emotional depth and mind-bending visuals, is mostly for adults. But by all means take the kids, even though they may have a hard time following the plot. The wizard Howl (Christian Bale) lives in an ambulatory home with a door that opens into any number of exits, including both sides of

OPENING TODAY

"ETERNAL" (NR)
This noir in the style of Hitchcock features a Montreal vice cop, his missing wife and a beautiful woman who may not even exist. **"MARGARET CHO: ASSASSIN" (NR)**
The stand-up comic Margaret Cho offers her latest concert film. **"THE MEMORY OF A KILLER" (R)**
An international hit man suffering from Alzheimer's disease is hired for one last job. When he learns one of his targets is a 12-year-old, he breaks his contract and vows to find out who wants her dead. **"REEL PARADISE" (NR)**
This documentary captures an American family that moves to an isolated village on an island off Fiji, where they run a popular cinema. **"A SOUND OF THUNDER" (PG-13)**

In the year 2055, a travel agency sends people back in time. When a prehistoric hunting trip alters the Earth's chemistry, scientists must investigate. With Ed Burns and Catherine McCormack. **"TONY TAKITANI" (NR)**
A man looks for a woman to replace his beloved couture-wearing wife, specifically one who shares her exact measurements; based on a novel. **"TRANSPORTER 2" (PG-13)**
Jason Stratham reprises his signature role as ex-Special Forces cool dude operative Frank Martin, aka "The Transporter," now retired and living peacefully in Florida — until he gets sucked back in. **"UNDERCLASSMAN" (PG-13)**
A private detective (Nick Cannon) goes undercover at an elite private high school to investigate a murder.

"THE ARISTOCRATS": A documentary about the art of telling a joke, and not just any joke, but an incredibly funny one that every comedian worth his or her salt knows. Among the cast are Phyllis Diller, Robin Williams, Chris Rock, Richard Lewis, and on and on. A great peek into the world of comedy. — M. Pols. (Not rated; but filled with obscure language.) 1 hour, 26 minutes. B+ **"ASYLUM"**: In 1959 England, bored housewife Stella (Natalie Richardson) accompanies uncaring husband (Jay Bonville) to a mental hospital, where he has been appointed deputy superintendent. She spends her days drinking, smoking and caring for their 10-year-old son. The plot proves difficult when one of the mental patients, Edgar Stark (Gokul), hands Stella a bouquet of flowers and casts smoldering glances her way. — G. Whipp. (R: strong sexuality, some violence, brief language.) 1 hour, 37 minutes. C **"BIZAZZ AND THE LITTLE CHINESE SEAMSTRESS"**: Two city boys bring unheard-of talents, ranging from wild playing to literacy to the ability to read a clock, to a remote island in Sichuan. For their part, the sophisticated young men just want to have fun. This manifests in two forms: a pretty, unnamed title girl (Xun Zhou), and a secret stash of forbidden Western books, which they take to read to the uneducated but

omnisciently brewing war. Along the way, Howl's haunt picks up a straggler, Sophie (Emily Mortimer), a youngster transformed into an elderly woman who manages to help end the war, and reclaim Howl's lost soul and her own innocence. Other voice artists include Lauren Bacall and Billy Crystal. — D. Kronke. (PG: frightening images, brief mild language.) 1 hour, 58 minutes. B+ **"HUSTLE & FLOW"**: Memphis pimp D.J. Terrence Howard, in a career-making performance) dreams of becoming a rap star like his childhood acquaintance (Ludacris). D.J.'s talent is questionable and his goals unrealistic, but writer/director Craig Brewer sucks us into this world with ease. The marvelous supporting characters include Anthony Anderson and DJ Qualls as fledgling music producers and Taryn Manning and Taraji P. Henson as hookers. Brewer chokes on the predictable ending, but the ride there is so good, it hardly matters. — M. Pols. (R: sex, drug content, pervasive language and some violence.) 1 hour, 54 minutes. B+ **"INTIMATE STORIES"**: This delightful road movie set in the dusty climes of southern Patagonia is a showcase for sincere, well-meaning folks, three of whom travel from their small town searching for something they're not sure they'll find. Along the way, the characters encounter people willing to assist them. Like the performances, the movie is a small-scale feat of naturalism. — W. Morris. (Not rated; in Spanish with subtitles.) 1 hour, 28 minutes. B+ **"THE ISLAND"**: The stuff summer movies are made of — big, trashy and overdone, the perfect project for director Michael Bay. But the plot of this science-fiction thriller is engaging. Ewan McGregor is quite good as a man who learns the terrible truth about his reason for existing, and in the end, this is escapist fare at its best but entertaining best. Scarlett Johansson is the love interest. — M. Pols. (R: sex and drug content, pervasive language, some violence.) 2 hours, 7 minutes. B **"JUNEBUG"**: There are stereotypes in this movie, moralism too. But first-time feature director Angus MacLachlan and an extraordinary cast (notably newcomer Amy Adams) find gnarly human truths in the material. A big-city gallery operator comes to the South to persuade a talented primitive artist to let her represent his artwork. — B. Strauss. (R: sex, nudity, language, racism, violence.) 1 hour, 47 minutes. B+ **"MAD HOT BALLROOM"**: This documentary follows several teams of pre-adolescent student dancers from New York as they train for the nerve-racking competition that caps the

300 Year-Old Virgin (R) 11:50, 2:40, 5:20, 8:10, 10:40
●The Brothers Grimm (PG-13) 11:35, 2:20, 5:05, 7:50, 10:35
●The Cave (PG-13) 12:30, 3, 5:30, 8, 10:25
●Charlie and the Chocolate Factory (PG) 12, 4:40, 9:15
●The Constant Gardener (R) 1, 4, 7, 10
●Four Brothers (R) 11:45, 2:25, 5:05, 7:45, 10:25
●Red Eye (PG-13) 12, 2:15, 4:40, 7, 9:15
●The Transporter 2 (PG-13) 12:30, 2:40, 5, 7:30, 9:50
●Underclassman (PG-13) 12, 2:20, 4:40, 7:10, 9:35
●Valiant (G) 2:45, 7:20
Shattuck Area, Berkeley 510-464-5980
●Bizazz and the Little Chinese Seamstress (Not Rated) 1:35, 4:20, 7, 9:35
●Broken Flowers (R) 2:10, 4:40, 7:15, 9:45
●Grizzly Man (R) 2, 4:30, 7:10, 9:40
●Howl's Moving Castle (PG) 1:20, 4:15, 7:10
●The Keeper: The Legend of Omar Khayyam (PG) 1:45, 4:05, 6:40, 9:10
●Mad Hot Ballroom (PG) 1:25, 4:25, 6:55, 9:50
●The Memory of a Killer (R) 1:30, 4:10, 6:50, 9:30
●Pretty Persuasion (Not Rated) 7:05, 9:50
●Red Eye (PG-13) 2:15, 4:45, 7:30, 10
●A Sound of Thunder (PG-13) 1:40, 4, 6:45, 9:15
●Tony Takitani (Not Rated) 1:15, 3:15, 5:15, 7:20, 9:20
United Artists Berkeley 7 2274 Shattuck Ave., Berkeley 510-843-1487
●The 40 Year-Old Virgin (R) 11:50, 2:40, 5:20, 8, 10:40
●The Cave (PG-13) 12:30, 3, 5:10, 7:30, 10:10
●The Constant Gardener (R) 1, 4, 7, 10
●Four Brothers (R) 11:45, 2:25, 5:05, 7:45, 10:25
●The Transporter 2 (PG-13) 1:10, 3:20, 5:40, 7:50, 10:30
●Underclassman (PG-13) 12, 2:20, 4:50, 7:20, 9:50
●Wedding Crashers (R) 12:10, 2:50, 5:30, 8:10, 10:50
United Artists Emery Bay * 6330 Christie Ave., Emeryville 510-520-0107
●The 40 Year-Old Virgin (R) 11:50, 2:40, 5:20, 8, 10:40, 10:40
●The Cave (PG-13) 12:30, 3, 5:30, 7:50, 10:10
●The Constant Gardener (R) 12:15, 2:10, 4:15, 7:10, 9:20
●Red Eye (PG-13) 12:40, 3, 5:30, 7:45, 10:10
●Sky High (PG) 12, 2:15, 4:30
●A Sound of Thunder (PG-13) 12, 2:30, 5, 7:30, 10
●The Transporter 2 (PG-13) 11:45, 12:30, 2:15, 2:45, 4:30, 5:15, 7:15, 8, 9:30, 10:20
●Wedding Crashers (R) 11:45, 2:20, 5, 7:40, 10:30
Central Contra Costa
Renaissance Orinda Theatre 4 Orinda Theatre Sq., Orinda 925-254-9060
●Broken Flowers (R) 2, 4:30, 7:15, 9:30
●The Constant Gardener (R) 1, 4, 7, 9:40
●Red Eye (PG-13) 1:30, 3:30, 5:30, 7:30, 9:20
Renaissance Park Theatre 3519 Golden Gate Way., Lafayette 925-283-7797
●March of the Penguins (G) 1, 3, 5, 7, 9
Rheem All Stadium * 350 Park St., Moraga 925-988-3411
●The 40 Year-Old Virgin (R) 12:15, 2:45, 5:05, 7:40, 9:55
●The Brothers Grimm (PG-13) 12:05, 2:30, 5, 7:35, 9:50
●Mad Hot Ballroom (PG) 12:10, 2:40, 5:15,

7:30, 9:45
●The Transporter 2 (PG-13) 12, 2:35, 5:10, 7:45, 10
West Contra Costa
Century 16 Hilltop * 3200 Klose Way, Richmond 510-758-2345
●The 40 Year-Old Virgin (R) 11:30, 12:30, 2:20, 4:55, 6:30, 7:35, 10:15
●The Brothers Grimm (PG-13) 11:30, 2:15, 3:30, 5, 7:45, 9:30, 10:25
●The Cave (PG-13) 12:20, 2:50, 5:10, 7:30, 9:50
●Charlie and the Chocolate Factory (PG) 9:35
●The Constant Gardener (R) 1:30, 4:20, 7:10, 10:10
●Deuce Bigalow: European Gigolo (R) 9:25
●Four Brothers (R) 11:50, 2:25, 4:50, 7:20, 9:45
●March of the Penguins (G) 11:55, 1:55, 3:50, 5:45, 7:40, 9:40
●Red Eye (PG-13) 11:35, 1:40, 3:45, 5:55, 8, 10:05
●The Skeleton Key (PG-13) 12:35, 3, 5:25, 7:50, 10:20
●Sky High (PG) 12:15, 2:35, 4:55, 7:15
●A Sound of Thunder (PG-13) 12:05, 2:30, 5:05, 7:35, 9:55
●The Transporter 2 (PG-13) 12, 12:55, 2:15, 3:10, 4:30, 5:25, 6:45, 7:45, 9, 10
●Underclassman (PG-13) 11:45, 2, 4:15, 7, 9:20
●Valiant (G) 11:40, 1:35, 3:35, 5:30, 7:25
●Wedding Crashers (R) 12:10, 2:45, 5:20, 7:55, 10:30
AMC Van Ness 14 * 1000 Van Ness Avenue, San Francisco 415-922-4262
●The 40 Year-Old Virgin (R) 12:15, 2:45, 5:20, 8:05, 10:40
●The Brothers Grimm (PG-13) 11:45, 2:10, 4:45, 7:30, 10:20
●The Cave (PG-13) 12:20, 2:40, 5:10, 7:50, 10:25
●Charlie and the Chocolate Factory (PG) 12, 2:25, 5:05, 7:55, 10:35
●Four Brothers (R) 11:55, 2:20, 4:40, 7:10, 9:35
●Hustle & Flow (R) 12:25, 3:05, 5:40, 8:10, 11
●Red Eye (PG-13) 11:35, 3:35, 5:50, 8:10, 10:30
●The Skeleton Key (PG-13) 11:45, 2:15, 4:55, 7:25, 9:50
●A Sound of Thunder (PG-13) 12:10, 2:30, 5, 7:45, 10:10
●The Transporter 2 (PG-13) 11:55, 12:40, 2, 3, 4:30, 5:25, 7, 8, 9:15, 10:15, 11:15
●Underclassman (PG-13) 11:50, 2:05, 4:50, 7:20, 9:45
●Undiscovered (PG-13) 9
●Valiant (G) 11:40, 1:30, 3:30, 5:15, 7:05
●Wedding Crashers (R) 12:05, 2:50, 5:30, 8:15, 10:55
AMC Kabuki 8 * 1881 Post Street, San Francisco 415-922-4262
●The 40 Year-Old Virgin (R) 1:20, 4:10, 7:25, 10:15
●The Brothers Grimm (PG-13) 1:30, 4:20, 7:20, 10:10
●The Cave (PG-13) 1:10, 4, 7, 9:50, 10:30
●The Constant Gardener (R) 1:05, 4:15, 7:15, 10:30
●Four Brothers (R) 1:50, 4:30, 7:10, 9:45
●Red Eye (PG-13) 1, 3, 5:10, 7:45, 10
●The Transporter 2 (PG-13) 1:15, 3:30, 5:45, 8, 10:25
●Wedding Crashers (R) 2, 4:50, 7:30, 10:20
Bridge Theatre 3010 Geary Blvd., San Francisco 415-267-4893
●The Aristocrats (Not Rated) 1, 3:10, 5:15, 7:30, 9:45
Castro Theatre * 428 Castro St., San Francisco 415-621-6210
●The Oil Factor: Behind the War on Terror (Not Rated) 7, 9:15

Clay Theatre 2261 Filmore Street, San Francisco 415-267-9893
●March of the Penguins (G) 12, 2:15, 4:30, 7, 9:15
Embarcadero Center Cinemas * 1 Embarcadero Center, San Francisco 415-267-0046
●0046 (R) 1, 4, 7, 9:50
●Broken Flowers (R) 12, 2:30, 5, 7:30, 10
●Grizzly Man (R) 12:10, 2:40, 5:10, 7:40, 10:10
●Junebug (R) 1:30, 4:15, 7:10, 9:40
●Tony Takitani (Not Rated) 12:20, 2:20, 4:40, 7:20, 9:30
Lumiere Theatre * 1572 California St., San Francisco 415-777-3456
●Elevator to the Gallows (Not Rated) 2:30, 5, 7:30, 9:45
●Me and You and Everyone We Know (R) 2:15, 4:45, 7:15, 9:35
●Reel Paradise (R) 2, 4:30, 7, 9:25
Opera Plaza Cinema * 601 Van Ness Ave., San Francisco 415-267-4893
●Asylum (R) 2:30, 5, 7:30, 9:50
●The Keeper: The Legend of Omar Khayyam (PG) 2:15, 4:45, 7:15, 9:40
●Mad Hot Ballroom (PG) 1:45, 4:15, 6:45, 9:20
●Pretty Persuasion (Not Rated) 2, 4:30, 7, 9:30
The Red Vic Theatre 1727 Haight, San Francisco 415-668-3994
●Lords of Dogtown (PG-13) 7:15, 9:30
The Roxie Theatre * 3117 16th At Valencia, San Francisco 415-863-1087
●Eternal (Not Rated) 9:30
●Margaret Cho: Assassin (Not Rated) 6, 7:45
●Winter Soldier 6, 8, 9:45
Loews Theatres Metreon * 101 Fourth St., San Francisco 415-389-6200
●The 40 Year-Old Virgin (R) 11, 12:20, 2, 3, 5:10, 6:10, 8, 9:10, 11:10, 12
●The Brothers Grimm (PG-13) 10:50, 12:30, 1:40, 3:20, 4:40, 6:40, 7:40, 9:30, 10:30
●The Cave (PG-13) 12:05, 2:30, 4:50, 7:30, 10:05
●The Constant Gardener (R) 10:40, 12, 1:50, 3:10, 5, 6:20, 8:20, 9:40, 11:30
●Four Brothers (R) 10:45, 1:35, 4:45, 7:50, 10:35
●Red Eye (PG-13) 12:15, 2:20, 4:35, 7:05, 9:35, 11:50
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●The Transporter 2 (PG-13) 11:10, 12:10, 1:30, 2:50, 4, 5:20, 6:50, 8:10, 9:50, 10:50, 12:10
●Underclassman (PG-13) 11:05, 1:45, 4:30, 7:20, 10:10
●Wedding Crashers (R) 12:40, 3:40, 7:10, 10:20
Loews IMAX Theatre * 101 Fourth Street, San Francisco 415-389-6201
●Batman Begins: The IMAX Experience (PG-13) 9:20
●Charlie and the Chocolate Factory: The IMAX Experience (PG) 10:30, 1:10, 3:50, 6:30, 9:10
United Artists Galaxy 4 * 1285 Sutter St., San Francisco 415-474-8700
●The Constant Gardener (R) 1, 4, 7, 10
●Crash (R) 3:50, 9:55
●The Memory of a Killer (R) 1:10, 4:10, 7:15, 9:50
●Star Wars: Episode III - Revenge of the Sith (PG-13) 12:45, 7:05
●The Unwanted Woman (Not Rated) 1, 4, 7, 9:30

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FRIDAY MOVIE LISTINGS

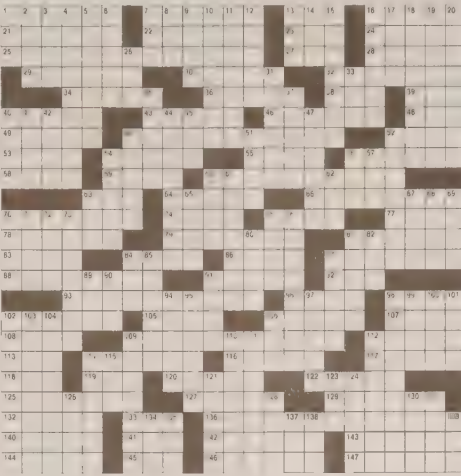
Alameda County
A1 and 2 2000 Broadway, Berkeley 510-464-5980
●The 40 Year-Old Virgin (R) 2:10, 4:50, 7:30, 10:10
●The Brothers Grimm (PG-13) 11:35, 2:20, 5:05, 7:50, 10:35
●The Cave (PG-13) 12:30, 3, 5:30, 8, 10:25
●Charlie and the Chocolate Factory (PG) 12, 4:40, 9:15
●The Constant Gardener (R) 1, 4, 7, 10
●Four Brothers (R) 11:45, 2:25, 5:05, 7:45, 10:25
●Red Eye (PG-13) 12, 2:15, 4:40, 7, 9:15
●The Transporter 2 (PG-13) 12:30, 2:40, 5, 7:30, 9:50
●Underclassman (PG-13) 12, 2:20, 4:40, 7:10, 9:35
●Valiant (G) 2:45, 7:20
MC Bay Street 16 * 1519 Broadway St., Emeryville 510-457-4282
●Batman Begins (R) 1:15, 7:20
●Broken Flowers (R) 2:50, 5:35, 8:15, 10:55
●The Brothers Grimm (PG-13) 1:30, 2:30, 4:30, 5:30, 7:30, 8:30, 10:15
●Charlie and the Chocolate Factory (PG) 1:25, 4:25, 7:25
●Deuce Bigalow: European Gigolo (R) 7:25
●Howl's Moving Castle (PG) 1:20, 4:15, 7:10, 9:15
●The Dukes of Hazzard (PG-13) 4:35, 10:35
●The Transporter 2 (PG-13) 2:35, 5:05, 7:50, 10:25
●The Brothers Grimm (R) 2:40, 4:05, 5:20, 7, 9:30, 10:30
●Hustle & Flow (R) 1:35, 4:15, 7:10, 10:25
●The Island (PG-13) 4, 9:50
●Mad Hot Ballroom (PG) 2:25, 4:45, 7:35, 10:10
●The Lone Ranger (PG-13) 2:40, 5:15, 7:40, 10:10
●The Skeleton Key (PG-13) 2:55, 5:25, 8:10, 10:40
●The Transporter 2 (PG-13) 1:05, 7:05
●Valiant (G) 1:10, 3:10, 5:10
●The World of the Worlds (PG-13) 1:45, 4:45, 7:45, 10:45
California Theatre 2110 Broadway St., Berkeley 510-464-5980
●The Aristocrats (NR) 1, 3:05, 5:15, 7:30, 9:45
●Elevator to the Gallows (NR) 1:30, 4:15, 7:15, 9:45
●Me and You and Everyone We Know (R) 2:15, 4:45, 7, 9:20
Chabot Space & Science Center * 2020 Shattuck Blvd., Oakland 510-336-7300
●Cosmic Voyage (Not Rated) 10:30, 2:30
●Origins of Nature (Not Rated) 12:30, 8:30
●The Human Body (Not Rated) 4
●The Living Sea (Not Rated) 11:30, 7:30
●The Transporter 2 (PG-13) 1:30, 6
Renaissance Grand Lake Theatre 1825 Grand Avenue, Oakland 510-452-3556
●The Aristocrats (Not Rated) 1:15, 3:15, 5:30, 7:45, 9:55
●The Brothers Grimm (PG-13) 12:45, 3:45, 6:45, 9:45
●Charlie and the Chocolate Factory (PG) 12, 4:40, 9:15
●The Constant Gardener (R) 1, 4, 7, 9:40
●Wedding Crashers (R) 2:30, 5, 7:35, 10, 10
Oaks Theatre * 1825 Grand Avenue, Berkeley 510-526-1836
●The Aristocrats (Not Rated) 1:15, 3:15, 5:30, 7:45, 9:55
●

NEW YORK TIMES MAGAZINE CROSSWORD PUZZLE

PLACEMENT TEST BY MARY NICHOLSON-JONES • EDITED BY W. SHORTZ

ACROSS
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7 Series of
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21 It may be folded for
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91 Ground opera
92 "If I
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105 Wounded, often
106 Got up
107 "What a pity!"
108 Normandy river
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116 Finish second



117 Resembling a
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118 How this answer is
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120 Prefix with coma
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125 Charles who
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127 Start of many
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129 Decid
132 "That's an 'I'
133 Oneself
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61 Ex-con
62 — Bounty
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73 Not easily
debunked
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76 Transported

Movies

FROM PAGE C3

American Ballroom Theater's "Dancing Classrooms" program. There's inherent drama built into any contest, and the filmmakers make the most of the fact — without milking it for cheap sentiment — that there will not just be winners, but losers. — M. O'Sullivan. (PG: some mild references to sex and violence.) 1 hour, 45 minutes. B+

"MARCH OF THE PENGUINS": A stunningly beautiful documentary about the mating habits of Emperor penguins. Makes you feel like a kid again — curious, excited and enraptured by a story that has nothing to do with humans, not to mention Morgan Freeman narrating in his soothing, rich-as-caramel voice. The only unfortunate aspect is the way director Luc Jacquet anthropomorphizes the birds, incorporating human ideals of love into the screenplay. It's unnecessary; the remarkable story of the penguins can more than stand alone. Still, this is the perfect family movie. — M. Pols. (G) 1 hour, 20 minutes. B+

"ME AND YOU AND EVERYONE WE KNOW": A deliberately quirky romance about a sad-sack divorced shoe salesman (John Hawkes) and the video performance artist (Miranda July) who falls for him. Equal attention is paid to story lines involving his children and their friends, which infuses the movie with charm and comedy. July writes and directs as well, and she's a considerable talent, especially when it comes to getting naturalistic performances out of children. However, some may find her style too precious, and others will (rightly) challenge the tastelessness of a subplot involving Internet sex chat. — M. Pols. (R: disturbing sexual content involving children, and for language.) 1 hour, 30 minutes. B

"THE SKELETON KEY": Louisiana's bayou backdrops and hoodoo machinations can't disguise what is an ordinary haunted house yarn. Kate Hudson is the star assigned to wander through dark places while strange

"MURDERBALL": The ferocity of competition in this gripping sports documentary on wheelchair rugby trumps anything you'll find on reality TV. A synthesis of basketball, hockey and rugby, the sport is played by quadriplegic men, many disabled by catastrophic accidents during the prime of life. Based on a magazine article by Dana Adam Shapiro, who co-directed the movie, "Murderball" is almost as tough as the relentlessly combative players it profiles. — S. Holden. (R: abundant profanity and frank sex talk.) 1 hour, 26 minutes. A-

"MUST LOVE DOGS": Diane Lane, the patron saint of women over 35, plays a divorcee reluctantly stepping back into the dating world. John Cusack and Dermot Mulroney are her suitors. One glance at the movie's poster gives away the victor. There's some charming material in here about mature romance, but also a lot of typical romantic comedy dread, including one pointless slapstick scene Lane should have flatly refused to do on the grounds that it insults her intelligence and ours. — M. Pols. (PG-13: some sexual content.) 1 hour, 38 minutes. C

"PRETTY PERSUASION": In this broad satire, cool and beautiful 15-year-old Kimberly Joyce (Evan Rachel Wood) attends the Roxbury Academy in Beverly Hills, a monument to privilege where the rich pay top dollar to dump their unloved kids. Her dad (James Woods) is an anti-Semitic pig-on-wheels. Absentee mom misspells Kimberly's name and gets her age wrong on a birthday card. Her stepmom is a human Barbie doll. It's no surprise when Kimberly devises a splashy way to lash out. — C. Chocano. (Not rated: contains nudity, strong coarse language and sexual themes.) 1 hour, 44 minutes. C-

"RED EYE": In Wes Craven's airplane thriller, Lisa (Rachel McAdams) finds herself seated next to the charming fellow she met in the Dallas airport (played by Cillian Murphy). But upon takeoff, he reveals that her father will be killed unless she helps him assassinate a government official. Once the ominous tone is set, this claustrophobic scare-fest never loses altitude. — B. Strauss. (PG-13: Intense sequences of violence and language.) 1 hour, 25 minutes. B

"THE SKELETON KEY": Louisiana's bayou backdrops and hoodoo machinations can't disguise what is an ordinary haunted house yarn. Kate Hudson is the star assigned to wander through dark places while strange

things occur. Hospice worker Caroline Ellis (Hudson) takes an in-home position at an estate to care for Ben Devereaux. The skeleton key that Ben's wife gives her for access in the mansion opens every door... but one. — S. Persall. (PG-13: violence, disturbing images, partial nudity, mature themes.) 1 hour, 44 minutes. C

"SKY HIGH": For Will Stronghold, it seems that everyone at his new high school is cooler than he is; maybe that's because they have superpowers. Sky High is where superheroes send their kids to learn how to use their abilities. But despite being the son of two superheroes, (Kurt Russell and Kelly Preston), Will can't leap tall buildings in a single bound or do anything else particularly impressive. — N. Churnin. (PG: action violence, some mild language.) 1 hour, 39 minutes. B+

"STAR WARS: EPISODE III — REVENGE OF THE SITH": To see George Lucas finally knit together his six-part "Star Wars" saga is an unexpectedly moving experience. He's still clumsy in the human interaction department, and Anakin Skywalker's (Hayden Christensen) transition to the dark side is a little quick, but we feel it. May be too sad and disturbing for youngsters. — M. Pols. (PG-13: sci-fi violence, intense images.) 2 hours, 20 minutes. B

"STEALTH": The real star of this movie about a trio of hotshot Navy pilots — which is so clueless, it makes its best actor, Jamie Foxx, play dispensable sidekick to Josh Lucas and Jessica Biel — isn't even a person. It's a machine: a smart robot plane with the persona of an adolescent boy. It tries to take the high ground occasionally, with such lines as "I don't think war should become some kind of video game." Yet that's exactly how it treats war. — M. O'Sullivan. (PG-13: intense action, some violence, brief strong language and innuendo.) 1 hour, 55 minutes. D

"2046": Writer-director Kar Wai's Wong's rendering of 1960s Hong Kong is visually mesmerizing, but beneath the surface, there's little substance to the characters or situations. Tony Leung reprises his role from "In the Mood for Love" as Mr. Chow, formerly an idealistic newspaper editor who now writes soapy fiction just to scrape by. The film follows him as he hooks up with various women he meets while living at a hotel — the rotating inhabitants of room 2046. — C. Lemire. (R: sexual content; in Cantonese, Japanese and Mandarin with subtitles.) 2 hours, 9 minutes. B-

"SYMPATHY FOR MR. VENGEANCE": In this third installment of director Park Chan-Wook's revenge trilogy, two men's lives collide in a paroxysm of blood and nihilism. Deaf-mute Ryu lives with his critically ill older sister, who desperately needs a kidney transplant. Ryu and his nitwit girlfriend decide to kidnap the young daughter of a factory owner for a large ransom. When the kidnapped child dies, her father goes on a rampage. — M. Dargis. (R: extreme violence and scenes of torture; in Korean with subtitles.) 2 hours. B-

"THE TALENTED MR. RYAN": Directed, written and shot by Andrew Wagner, the film hinges on a retired couple, Allen and Judy, who decide to drive from New York to Los Angeles to visit their son. The couple's adult daughters, Maggie and Emily, go along for the ride, and for much of the journey squawk in the back seat like unruly teenagers. That's no surprise, because Maggie and Emily actually are the couple's real-life daughters. And the guy behind the camera? That's their son. — M. Dargis. (Not rated) 1 hour, 37 minutes. A-

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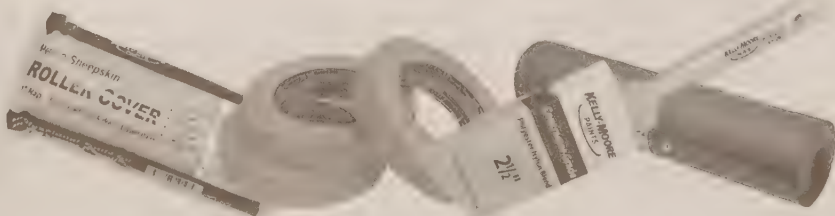
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THE DINING GUIDE

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Sophia Cafe

A MEDITERRANEAN RESTAURANT

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With chicken \$8.75

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Combination plate of eggplant salad, houmous, tahini and baba ganoush. Served with pita bread.
With falafel \$8.75 With shawarma \$10.75 With lamb \$11.75

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1) \$2.50 2) \$4.25

MEDITERRANEAN SALAD

Chopped tomato, cucumber and onion. Seasoned with olive oil, lemon and fresh herbs.
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SHAWARMA SANDWICH

Sliced chicken or lamb, marinated with fresh herbs. Grilled with onions and served in pita pocket with hand diced house salad and tahini sauce.
Chicken \$7.75
Lamb \$8.75

MINUTE STEAK SANDWICH

Thinly slice tender beef. Grilled. Served in pita bread with hand diced salad.
\$9.75

HOUMOUS

Chickpea dip. Lightly seasoned and mixed with sesame sauce. Served with pita bread.
\$4.25
With falafel \$5.50 With chicken shawarma \$7.75 With lamb shawarma \$9.75

BABA GANOUSH

Flame grilled eggplant dip. Blended with herbs and spices and mixed with house sauce. Served with pita bread.
\$4.25

DOLMAS

Grape leaves rolled and stuffed with lightly spiced rice. Served with tahini sauce.
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EGGPLANT SALAD

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SANDWICHES

FALAFEL SANDWICH

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891B Island Drive (Harbor Bay Island), Alameda, (510) 521-4032

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Katsu Sushi

1465 Webster Street, Alameda, (510) 749-8461

West Alameda's newest restaurant, Katsu Sushi, invites guests to an upscale dining experience with classic simplicity. Chef Sang Kim prepares all dishes from scratch and seafood is brought in fresh, directly from Japan. The menu is extensive, ranging from an extraordinary selection of sushi and sashimi, Udon/Soba, Donburi (over rice dishes), to pasta and an impressive variety of sake. Architect Duk Lee has created a dramatic backdrop for guests, marrying modern art with traditional design elements. Attention to even the most minor aesthetic detail is also mirrored in the elegant presentation of Katsu's dishes, offerings that are as much a work of art to the palate as to the eye. Katsu is open for lunch M-S from 11:30am to 2:30pm and open for dinner every day from 5-9:30pm. Reservations recommended.

Montclair Bistro

6118 Medau Place, Montclair Village, (510) 482-8282

Chef Henry Vortriede's philosophy of his restaurant, Montclair Bistro, is Metrix Cuisine, which he finds is "a synergy between the food on the table, the art on the walls, and the ambience of the restaurant. The result is a feeling of comfort and harmony between the food and the surroundings". The Bistro's cuisine is Creative California with a French flare and offers gourmet delicacies for even the most discriminating palate. The dining experience is enhanced with a full bar and more than 150 wines and Vintage Ports. Montclair Bistro offers lunch, dinner, Happy Hour and Sunday Brunch. Please visit our ad for hours of operation. Reservations are recommended but not required. Visit www.montclairbistro.com.

Pier 29 Waterfront Restaurant

300 - 29th Avenue, Oakland (510) 261-1621

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1247 Solano Ave., Albany (510) 526-8663

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Monica Almonte
World Traveler and Alameda Resident

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Natasha & Greg Matthews

THE DINING GUIDE

Featured Menu

Sophia Cafe

A MEDITERRANEAN RESTAURANT

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\$12.00

BOREKAS

Mediterranean puff pastry with choice of spinach-mushroom or potato onion filling.
Can be heated on the grill upon request. Served with tahini sauce.
\$2.00

ENTREES

MOUSSAKA

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\$12.00

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\$12.00

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Not too hip, not too cold, Sea Salt is just right

By Nicholas Boer
STAFF WRITER

Restaurant reviewers are regularly asked to name their favorite places. It's a question I loathe because I rarely have a ready answer. As the seconds pass, my inner face inevitably falls from pleasure to interest to concern to disappointment.

Sea Salt is great," I'll say simply. "In fact, many of the restaurants owned by Haig and Krikorian are just my cup of tea."

They raise their eyebrows. Sea Salt, like Lalime's and others, all in the Berkeley/Albany area, have claimed the calm center of California cuisine. Driven by ingredients and simplicity, and sans pretension or organic madness, the food, like the restaurant's atmosphere, is refreshing and remarkable — in the strictest sense of the word.

Sea Salt opened in June to little fanfare in a low-rent space on San Pablo Avenue. The place is industrial-lite. Sort of like a modern O'Connell's.

My first visit, just a couple of days after they opened, dropped me. The soft shell crab (\$12), out of season, was unlike anything I've had.

In fact, a couple of days later I had another soft shell crab at Northome Lane, a classy San Francisco restaurant I much admired. It was heavy and unwieldy in comparison.

Sea Salt, there was no doubt, it was all crispy, sweet and cooked with an emerald dressing.

I talked to chef Anthony Haig, who has worked with the restaurant before) after that first visit and discovered over the years that Haig's passion: clams on the half shell.

It could be simpler than a clam. What could be more refreshing than a breeze of sea air? What could be more satisfying than eating raw clams on the West Coast?

Heavy but not too chewy, the soft shell crab (\$12) was marvelous. It was an East Coast boy, there are plenty of gems like the Atlantic on the menu. The more outstanding dishes come from closer waters. California sardines (\$10) are

SEA SALT

REVIEW VISIT ON JULY 21

■ **WHERE:** 2512 San Pablo Ave., Berkeley.

■ **HOURS:** 11:30 a.m.-10 p.m. daily.

■ **PARKING:** Spotty street parking.

■ **CONTACT:** 510-883-1720, www.seasaltrestaurant.com.

■ **DATE OPENED:** June 27.

■ **PRINCIPALS:** Haig and Cindy Krikorian also own Lalime's, Jimmy Bean's and Fonda, restaurants all within a few minutes' drive. They are planning in the fall to unveil the meat-heavy T-Rex Barbecue. Chef Anthony Paone recently opened Fonda and most happily worked at Berkeley's Cafe Rouge.

■ **RESERVATIONS:** For six or more.

■ **PRIVATE PARTIES:** Whole restaurant available for buy-outs. Semi-private areas outside.

■ **NOISE LEVEL:** High industrial ceilings and long dining room cut down on the chatter. We had no trouble chatting.

■ **MOOD:** Doo-wop satellite music is a good match to the retro-hip decor and the kitchen's groove.

■ **SPECIAL AREA:** Outside dining on the side and back. Tables toward the back allow a good view of the kitchen.

■ **SERVICE POINT:** Understated, efficient, knowledgeable and friendly.

hands-down winners — three whole plump little puppies, easy to debone, their oily richness countered by a little pile of piquant roasted peppers.

Fresh squid (\$10), also from California, has an intense char from the grill, but the oceanic goodness still shines through.

Part of the charm here — captured by the cellar of shaved salt on each table — is the unrefined refinement.

Three sandwiches are on offer: an Oyster Po' Boy (\$12), a BLT (bacon, lettuce and trout, \$11) and a Lobster Roll (\$18).

The Lobster Roll, breaded and drenched with sweet butter, was my companion's new favorite sandwich — until he got a bite of my BLT.

Biting into the chewy, toasty roll causes capers and a little chunk



SEA SALT'S industrial space on San Pablo Avenue is softened by delicate lighting and warm pastels.



of fish to fall out. With the smoky bacon acting as an accent rather than the main attraction, this BLT comes with a load less guilt than the mayonnaisey original.

The sandwiches come with awesome sides: cole slaw of razor-thin radicchio and carrots, heady with minty basil; lightly dressed baby arugula; awesome homemade potato chips.

There's no separation between appetizers and entrees on the menu; price and protein are your best guide to quantity. Twenty choices would ordinarily seem like overkill for an all-seafood menu, but it's not here, unless you also want dessert (we ate ourselves silly on the savory).

Who can pass up Tuna Tartare (\$12), almost creamy in texture and enlivened by bits of orange and black olive. It's served with more potato chips — perfect scoopers.

My companion ... compared eating at Sea Salt to watching the Ramones — a punk band whose music was so basic, it looked like anybody could replicate it.

Or real Fish and Chips (\$16)? Or Dungeness Crab Cakes (\$15)?

Prices can seem high for such simplicity. You're tempted to say, "I could do this at home." Watching the calm three-person cooking line, it hardly looks difficult.

My companion put it best when he compared eating at Sea Salt to watching the Ramones — a punk band whose music was so basic, it looked like anybody could replicate it.

But nobody could.

So congratulations to Sea Salt for capturing the hearts and minds of today's foodies.

I'm certainly a Krikorian restaurant groupie.

Reach Nicholas Boer at 925-943-8254 or boer@ctimes.com.

FOOD



(overall value rating of our visit; out of a possible 5)

■ **CUISINE:** Seafood.

■ **PRICES:** \$7.75-\$18.50.

■ **HOME RUN:** BLT (bacon, lettuce and trout sandwich).

■ **STRIKEOUT:** None.

■ **VEGETARIAN:** No entrees on offer. Several salads and sides.

■ **KIDS MENU:** Fish and chips is the default kids' dish.

■ **DESSERTS:** Short list of seasonally inspired treats.

■ **FREEBIES:** Fine sea salt on the tables (it's actually river salt from Australia, \$15 pound).

■ **BEVERAGES:** Wine list, recently put in place (www.seasaltrestaurant.com), crosses the globe at a reasonable price. Impressive selection of reds for a seafood restaurant.

■ **FOOD COST (pre-tax):** \$100 (eight plates).

Memory's' pace great, story line a bit forgettable

By Mary F. Pols
STAFF WRITER

There was a film genre of a new twist, it is the caper in which a brilliant but good-hearted man, as Michael Corleone says, sucked back in for a job before he's free to

new film from Belgium, "The Memory of a Killer," aims just that. The criminal at the heart of the story, a six-foot international con artist named Angelo (Jan Decleir), is rapidly moving toward full-blown Alzheimer's disease. He'd like to live his last coherent days in a beach somewhere, but in a duty calls. It's not clear if he says yes to the job — or if he's no arm twisting — but he agrees to travel to Belgium to see two people before he re-

he's taking an experimental drug to sharpen his memory. Guy Pearce in "Memento" finds that writing notes on his arm helps him focus. The first hit is simple, a government official who unwittingly opens the front door for the

the second is impossible. The 12-year-old former child

REVIEW

■ **WHAT:** "The Memory of a Killer"

■ **STARRING:** Jan Decleir, Koen De Bouw, Werner De Smedt

■ **RATING:** R (violence, sexuality and nudity)

■ **RUNNING TIME:** 2 hours

■ **WHERE:** Opens today at the CineArts, Pleasant Hill; Shattuck Cinemas, Berkeley; and the UA Galaxy, S.F.

■ **GRADE:** B

prostitute. Like all the anti-heroes in this kind of movie, along with a cold, calculating criminal mind, Ledda has an unbending moral backbone. (Wouldn't it be nice if this were true of criminals in real life, and not just reel life?) In refusing the hit, he enrages his boss and goes from hunter to hunted in the course of a day.

With nothing to lose, Ledda sets out to learn why the contract was ordered on the girl in the first place, and then to systematically eliminate any and all culprits in a chain of corruption that leads all the way to a powerful retired politician. His investigation parallels a far more peaceful but less efficient one being conducted by two de-

tectives, Eric Vincke (Koen De Bouw, who, gasp, looks like Viggo Mortensen) and Freddy Verstuylt (Werner De Smedt).

Vincke and Ledda develop a grudging respect for each other. Vincke knows Ledda holds the key to the puzzle, while Ledda fears he won't be able to finish the job on his own, in which case, he'll need Vincke.

Why not just leave it to the police in the first place? Ledda isn't a trusting fellow to begin with, and with the exception of Vincke and Verstuylt, corruption seems to run rampant among the various branches of Flemish law enforcement. District attorneys are not to be trusted, nor are the actual police. Even Vincke's boss seems all too malleable.

The movie was adapted from writer Jef Geeraerts' detective story "De Zaak Alzheimer," which gives the movie its unwieldy subtitle, "The Alzheimer's Case." It was directed by Erik Van Looy (creator of "The Mole"), who makes an eminently watchable movie. The pace is fast and slick, which serves as a distraction from the nagging feeling that there's something rotten about the premise.

The onset of Alzheimer's is, obviously, a tragedy, with a long



KILLER PLOT: Jan Decleir (left, with Patrick Descamps) portrays a hit man in "The Memory of a Killer."

and agonizing descent into confusion. It's hard to imagine not empathizing with someone suffering from it. But we don't feel any pity for Ledda. Decleir does a fine job of wavering between being confused and being a sort of James Bond for the senior set. But there's nothing deep or meaningful evoked here.

Our only concern is that he

gets the business of killing creeps and pervers done before he loses touch with reality. Alzheimer's becomes merely a gimmick. If you have some close experience with the disease — and who doesn't these days? — you may find "The Memory of a Killer" well-told but cold, a calculated reach to put a new spin on an old story.

NORTHERN CALIFORNIA BEST SELLERS

Compiled from sales at 45 independent bookstores in Northern California.

Fiction

1. "No Country for Old Men," by Cormac McCarthy. (Knopf, \$24.95.)
2. "The Historian," by Elizabeth Kostova. (Little Brown, \$25.95.)
3. "Until I Find You," by John Irving. (Random House, \$27.95.)
4. "The Mermelade Chair," by Sue Monk Kidd. (Viking, \$24.95.)
5. "Snow Flower and the Secret Fan," by Lisa See. (Random House, \$21.95.)
6. "The De Vinci Code," by Dan Brown. (Doubleday, \$24.95.)
7. "A Long Way Down," by Nick Hornby. (Riverhead, \$24.95.)
8. "Zorro," by Isabel Allende. (HarperCollins, \$25.95.)
9. "Gilead," by Marilynne Robinson. (FSG, \$23.)
10. "Lunar Park," by Bret Easton Ellis. (Knopf, \$24.95.)

Nonfiction

1. "Freakonomics," by Steven Levitt and Stephen Dubner. (William Morrow, \$25.95.)
2. "Blink," by Malcolm Gladwell. (Little Brown, \$25.95.)
3. "The World Is Flat," by Thomas L. Friedman. (FSG, \$27.50.)
4. "1776," by David McCullough. (S&S, \$32.)
5. "New Rules," by Bill Maher. (Rodale, \$24.95.)
6. "On Bull," by Harry G. Frankfurt. (Princeton, \$9.95.)
7. "Everybody Into the Pool," by Beth Lisick. (ReganBooks, \$23.95.)
8. "1491," by Charles C. Mann. (Knopf, \$30.)
9. "Lance Armstrong's War," by Daniel Coyle. (HarperCollins, \$25.95.)
10. "Collapse," by Jared Diamond. (Viking, \$29.95.)

Trade paperback fiction

1. "The Kite Runner," by Khaled Hosseini. (Riverhead, \$14.)
2. "The Curious Incident of the Dog in the Night-Time," by Mark Haddon. (Vintage, \$12.)
3. "Snow," by Orhan Pamuk. (Vintage, \$14.95.)
4. "The Shadow of the Wind," by Carlos Ruiz Zafon. (Penguin, \$15.)
5. "The Secret Life of Bees," by Sue Monk Kidd. (Penguin, \$14.)
6. "Skinny Dip," by Carl Hiaasen. (Warner, \$12.95.)
7. "The Time Traveler's Wife," by Audrey Niffenegger. (Harvest, \$14.)
8. "The Jane Austen Book Club," by Karen Joy Fowler. (Plume, \$14.)
9. "The Sunday Philosophy Club," by Alexander McCall Smith. (Anchor, \$12.95.)
10. "Wicked," by Gregory Maguire. (ReganBooks, \$15.)

Trade paperback nonfiction

1. "Dress Your Family in Corduroy and Denim," by David Sedaris. (Back Bay, \$14.95.)
2. "The Tipping Point," by Malcolm Gladwell. (Back Bay, \$14.95.)
3. "The Devil in the White City," by Erik Larson. (Vintage, \$14.95.)
4. "Guns, Germs and Steel," by Jared Diamond. (Norton, \$16.95.)
5. "Under the Banner of Heaven," by Jon Krakauer. (Anchor, \$15.95.)
6. "Don't Think of an Elephant," by George Lakoff. (Chelsea Green, \$10.)
7. "The Wild Parrots of Telegraph Hill," by Mark Bittner. (Three Rivers, \$12.95.)
8. "Bad Cat," by Jim Edgar. (Workman, \$9.95.)
9. "The Bookseller of Kabul," by Asne Seierstad. (Back Bay, \$12.95.)
10. "The South Beach Diet," by Arthur Agatston, M.D. (St. Martin's Griffin, \$14.95.)

Mass market paperback

1. "Angels & Demons," by Dan Brown. (Pocket, \$7.99.)
2. "The Rules of Four," by Ian Caldwell, Dustin Thomason. (Dell, \$7.99.)
3. "The Constant Gardener," by John Le Carré. (Pocket, \$7.99.)
4. "Trace," by Patricia D. Cornwell. (Berkley, \$7.99.)
5. "Deception Point," by Dan Brown. (Pocket, \$7.99.)

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Arts & Leisure

Friday, September 2, 2005



BILL MANN
Multimedia Notes

Sports today echo excess of Rome

I'VE JUST WATCHED The History Channel's first-rate special on Rome's remarkable engineering feats and infrastructure that premieres Monday. Seeing all this Roman history on TV this month (HBO's disappointing "Rome" is under way) calls to mind Daniel Mannix's little 1974 classic, "Those About to Die," as well as Neil Postman's 1986 book, "Amusing Ourselves to Death."

With the onset of the Raiders/NFL season next week, the A's in the playoff hunt, and college football starting, sports is everywhere. How — and why — have we become so obsessed with televised sports in this country — and so heedless of the consequences? History's "Rome" details the Coliseum's elaborate plumbing system, one that allowed naval battles — yes, actual ships in combat — to be staged for public spectacle. Mannix's book also goes into detail about this and another area Monday's documentary mentions: the importing of wild animals to Rome from thousands of miles away to be slaughtered in that arena — or to eat people.

Can you imagine the TV ratings that would get today? We have our own Coliseum in Oakland. There are undeniable parallels between the NFL and Rome, many of them, admittedly, too facile. But after enduring two years of reports about loutish, lying baseball players injecting steroids for fame and fortune comes fresh news from the arena: the death of huge 49ers lineman Thomas Herrion at the ripe old age of 23. They're already dying in our arenas, and more are sure to follow.

(Just watch all the health problems baseball's steroid boys of summer develop in their last years.) Former Hills and ex-San Francisco Chronicle columnist Lowell Cohn, who now writes for the Santa Rosa Press-Democrat, is one of the few sportswriters to confront the basic issue in the Herrion tragedy.

It's one we'll be hearing a lot more about as the steroid story "slims down." Cohn called Herrion's death "a wake-up call to the NFL's obesity problem." "I think he died because, among other things, he was too big," wrote Cohn. (Do you think?) He added this about Herrion: "330 pounds is too much for 6-foot-3."

Few offensive linemen these days weigh under 300. "You can understand why linemen have grown so large. Big money is at stake," says Cohn (i.e., TV money), who adds that morbid obesity is an "NFL-wide problem." It took a guy dying to realize this? Talk about dirty national laundry. Cohn says former 49ers coach Bill Walsh has been warning the NFL for years about morbid obesity.

Walsh told Cohn: "Anyone who weighs over 300 pounds for a period of time will die very early." As the title of another Mannix book puts it: "See ya later, gladiator." Cohn: "This sport we love is, in a sense, corrupt to the core." Agreed.

Speaking of sports, a postscript to the KNBR/Felipe Alou/Larry Krueger affair. As a critic, I look at the story from a different angle. Bottom line: Krueger was a mediocre talent in a low-rated time spot that competes with prime-time TV.

His stupid comments about Caribbean players were blown way out of proportion so KNBR could milk it for days to help its mediocre ratings — until a second incident, on its morning show. This resulted in the ouster of KNBR program chief Bob Agnew and Krueger. Good riddance: Agnew is the guy responsible for inflicting embarrassing has-been Pete Franklin (and his stale flushing-toilet bit) on Bay Area radio for years. He's also the one who brought pandering, lowbrow morning man John London back to this market. I am not sorry to see Agnew go.

Bill Mann's column runs every other week. Reach him at Newsman@sonic.net

Suspend your disbelief for 'Enchanted April'

Susan Kuchinskas
CORRESPONDENT

"Enchanted April" is a fable about four women who are transformed by an Italian holiday. Attracted by an ad offering a castle to let for the month of April addressed "to those who appreciate wisteria and sunshine," these very different women open like flowers in the sun. The enchantment of this piece is that it takes theatergoers on a journey to a simpler time, when it didn't seem dueless to expect things to work out right. Although the underlying dilemmas of the characters could seem grim in a different play, here they're merely dramatic devices that give the actors something to do.

"Enchanted April," now playing at Point Richmond's Masquers Playhouse, isn't about why, it's about why not? Playwright Matthew Barber doesn't waste time helping us understand why dreamy Lotty Wilton married the domineering Mellersh, or why the tightly wound Rose Arnott rejects her adoring husband Frederick. No matter, we know it will all get fixed in the second act.

And why not? Why shouldn't a tête-à-tête in a rowboat on the Mediterranean transform Rose into a sexy siren? Why can't a hard-drinking flapper find true love just by holding out her hand? In this enchanted world, such things are not only possible, they're inevitable.

We have no doubt that love of the sweetest and simplest kind will triumph in the end. Husbands and wives will be reunited, the lonely will find their soul mates, and everyone will end up a bit wiser. Michele Delattre adds an appealing bit of yearning to her role as Lotty, the smarmy woman who sets events in motion with her craving for some brightness in her life. As her husband, Keith Jefferds rounds his character by letting glints of kindness show through his stiff exterior. As the put-upon housekeeper Costanza, Jeanette Sarmiento steals her scenes with mugging that seems appropriate to her part.

Loralee Windsor brings dig-



LOTTIE WILTON (Michele Delattre), left, and Rose Arnott (Kristine Ann Lowry) are two repressed London housewives who seek to escape their ordinary lives by dashing off to a shared rental villa in the Italian countryside in the Masquers Playhouse production of Matthew Barber's "Enchanted April." Arthur Atlas directs the romantic comedy set in 1922 that runs through Oct. 1 at the Point Richmond theater.

THEATER REVIEW

IF YOU GO

■ **WHEN:** Fridays and Saturdays through Oct. 1 at 8 p.m., with 2:30 p.m. Sunday matinees on Sept. 4, 11 and 25.

■ **WHERE:** Masquers Playhouse, 50 Washington Ave., Point Richmond

■ **TICKETS:** \$13

■ **INFORMATION:** Call 510-232-3888 or visit masquers.org.

nity to her role as Mrs. Graves, a

crabby, exacting widow whose caustic remarks give counterpoint to the romantic flowering of three floundering couples. Kristine Ann Lowry, Kyle Johnson, Siobhan O'Brien and Brian Jones play their rather one-dimensional, stereotypical characters with brio.

The minimal sets are in keeping with the simplicity. An Italian terrace is evoked with bright washes of color and absurdly colorful silk flowers, while the dark English winter is represented by a heavy Victorian coat stand. The acting is as broad as the British accents. Director Arthur Atlas might have taken his cues from Hollywood comedies of the '30s,

when stylized acting let the audience in on the fun the actors were having. It's appropriate for this play, which was written in 2000 but based on a 1922 novel by Elisabeth von Arnim.

This slight play is about a world that never was, an ideal place where hurts are easily healed and love is as natural and ubiquitous as a flower. It's telling that Lotty exclaims over and over that the garden is "heaven." Indeed, it's the Garden of Eden before the fall. In 1922, with the world reeling from the horrors of the First World War, von Arnim's readers must have fallen into the simplistic embrace of

her book with desperate reassurance. This reassuring seems especially appropriate for the Masquers Playhouse, which is in a delightful time capsule, unchanged since the does most of downtown Richmond.

In our own world of war and alienation, "Enchanted April" is a respite — if you can suspend your disbelief.

Susan Kuchinskas is a freelance writer who lives in the Point Richmond area. Reach her at susan@kuchinskas.com.

Tom Petty, Black Crowes superbly themselves

By Tony Hicks
STAFF WRITER

I want Tom Petty to be my uncle. But I want the Black Crowes to be my band. Rarely does a double bill like this, which rolled into UC Berkeley's Greek Theatre last Friday, live up to the hype, especially when you have two acts so seeped into a rock orthodoxy, allowing them to withstand decades of trends. But both acts were superb Friday by simply showing up and being themselves.

For the Black Crowes, that means balancing their Stones-meets-Faces boogie with plenty of jamming, allowing them to stretch their musical wings and have some fun.

For Petty and his band, the Heartbreakers, it means doing what they've always done: play sneaky-good music and be one of the planet's most likable group of musicians. They can somehow make even the stiffest starched-shirt type in the crowd yell along with every chorus.

Petty can fool you with his laid-back stoner, class clown persona. It just sets up the moments when you realize (again) how good his band really is. As for the Crowes, they showed their four-year layoff was a good idea, not to mention bringing back guitar great Marc Ford after eight years.

By the Crowes' second song, "Sting Me," scruffy singer Chris Robinson was in full jagger mode, running in place, clapping his hands and waving his arms. There's such an obscene amount of natural groove in this band, especially when drummer Steve Gorman is on (he put on one of the biggest and best kick drum sounds the Greek has heard in years).

While Chris Robinson drew everybody's attention, Ford showed he has rekindled his musical relationship with the band's other guitarist, Rich Robinson. At least a half-dozen songs featured long jams centered on the pair trading licks and noises, taking the band through drastic peaks and valleys. Ford, who spent the past few years playing with Ben Harper, smoothly goes from tasty blues licks a la Mick Taylor to soaring Eric Clapton-like leads reminiscent of his pre-Crowes days in the Los Angeles

CONCERT REVIEW

band Burning Tree (a trio known for sounding like Cream).

The Crowes can jam forever, but as opposed to other jam bands, who seemingly spend days going nowhere, the Crowes are usually anchored to a blues progression or a bottom-heavy riff.

The song "Sometimes Salvation" just teased the crowd through the brief pauses, with drummer Gorman playing so forcefully slow, one would almost lurch out of their chair anticipating the next guitar stroke. They took the song through a couple of volume-dynamic jam parts before circling back.

They did the same with "Thorn in My Pride" (the set list went heavy on the band's second album, 1992's classic "Southern Harmony and Musical Companion"). After rolling through a comfortable and thick version of the single "Jealous Again," they ended with a charged-up "Remedy."

The crowd went from dancing with the Crowes to standing on chairs for Petty, especially by the time he was done with opener "Listen to Her Heart." Petty's at the point in his career where he can just go out, rock his old stuff, and enjoy the crowd's love. It's so easy to like a band that is so reliably good, yet so unconcerned with flash or spectacle.

Petty writes songs that fool people. Just because he walks around with his eyes half-closed and that frozen half-smile on his face, don't think the guy doesn't know what he's doing. As usual, Friday was just a landslide of great songs, with some of the most memorable sing-along choruses ever written (yeah, tell me you've never yelled the chorus to "American Girl" at the top of your lungs when no one was around). It sounds so easy, because he doesn't take it all too seriously. His fans, mostly middle-aged working types, feel it. It's like they have permission to let loose and have a good time.

At one point, Petty paid tribute to San Francisco radio station KSAN, which he said jump-started his career in the 1970s by playing first single "Breakdown," after no one else would touch it for months.



TOM PETTY'S laid-back persona is almost as legendary as his music. He and his band, the Heartbreakers, performed some of the group's most well-known tunes from its numerous albums, including "American Girl," "Free Fallin'," and "Last Dance with Mary Jane."

It was the first of a handful of massive sing-alongs ("Won't Back Down," "Free Fallin'," "Mary Jane's Last Dance," "Learning to Fly," "Don't Come Around Here No More," "Refugee," "Running Down a Dream") that dominated the two-hour set, making for a big communal feel throughout the Greek.

Great songs have so many identifiers. One would know "Breakdown," for example, by hearing any one part of it alone — the drums, guitar riff, organ, the first hint of lyrics. That's the mark of a great songwriter, even if it sneaks up on you.

The Heartbreakers played great, as usual. Longtime guitarist Mike Campbell, who may have the world's best guitar collection (even if his new short dreadlocks make him look like Pauly Shore), was Petty's perfect complement, offering bending vibrato solos to Petty's more traditional, melodic picking. Campbell replicated perfectly all the George Harrison slide parts from the Traveling Wilbury's "Handle



BLACK CROWES frontman Chris Robinson channelled his inner James Brown during last Friday's concert, injecting his set with tons of funk.

with Care," pointing his guitar skyward in tribute at the end. The Heartbreakers ended the show demonstrating how a great band can somehow seem loose and play tight on a big version of "American Girl."

Neither the Heartbreakers nor

the Crowes has a new sell, but Friday's shows weren't about selling. There was two real rock shows. Which is exactly what rock shows should be: old when it's still young.

cars.com

Section D

BY TOM KEANE
MOTOR MATTERS

MITSUBISHI RE-ENTERS the midsize truck market with the Raider

MOTOR MATTERS

KEANE ON WHEELS

MP3 player.

My tester had a double cab with a V6 engine linked to an automatic transmission. This engine produces 210 horsepower with 235 pounds-foot of torque. The acceleration was pleasing, but there was no heavy load being towed. Estimated fuel economy is 17 miles per gallon city, 22 highway.

These Raiders have rack-and-pinion power steering. Even though the steering wheel as a responsive feel, it is effortless to turn. Most models have a tilt-steering column allowing the driver to adjust to a comfortable position. The seat is easy to adjust even without power controls. The instrumentation is straightforward and it is easy to determine the readings at a quick glance.

Mitsubishi staff said the chassis of all

MITSUBISHI RAIDER DUCROSS DOUBLE CAB

Vehicle Type	Five-passenger, four-door double cab, 2WD with truck bed
Suggested Retail	\$20,000 (est.)
Engine Type	.V6 SOHC 12-valve w/SMPIFI
Horsepower	210 @ 5,200 rpm
Torque	235 @ 3,600 rpm
Transmission	Four-speed automatic
Wheelbase	131 inches
Height	67 inches
Curb Weight	4,555 pounds
Fuel Capacity	22 gallons
Mileage	City/highway 17/22

the models have a rigid full-length steel frame and utilize stiff side rails because they all have a common wheelbase. This improves the ride and handling and the Raider's frame, providing maximum safety to the occupants in the event of a collision. The Raider uses a combination of

vented front disc brakes and rear drum brakes for superior braking performance for the class.

The front and rear suspension is designed to deliver better steering and handling and, at the same time, offer a more comfortable ride. Spring shock absorbers

are mounted to the frame using specially tuned mounts that help isolate the cabin from vibration and road noise. It is obvious that the engineers did a top-notch job for the ride comfort is excellent.

What isn't obvious remains to be seen. How well will *Raiders* sell? My guess: much better than what is expected.

INSIDE

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Classic Classics Page 3

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Vacuum leak could be source of engine problem

HAVE YOU CHECKED YOUR ENGINE

BY JUNIOR DAMATO
MOTOR MATTERS

Dear Doctor: I own a 2000 Ford Taurus SES 3.0-liter DOHC 24-valve V6 with 53,000 miles. The "check engine" light came on. I purchased a code reader and it has two codes: P0171 and P0174, indicating a lean condition bank one and bank two. Can you tell me what this means? I do like to do my own service. — Richie

Dear Richie: The lean condition means the computer is trying to compensate the fuel mixture. One of the problems on these engines is a small vacuum leak at the bottom of the plastic intake manifold.

Other areas are dirty mass air flow meters, and low fuel pressure. We use either propane or a smoke machine when looking for a vacuum leak. If you want more information on trouble shooting, go to Alldata.com and click on the DIY icon. You may subscribe for \$25 per year.

Dear Doctor: A few friends and I own 1999-95 Jeep Wranglers with six-cylinder engines. One is a manual transmission. We all have the same intermittent no-start. The engines will crank over but not start. — Ron

Dear Ron: A crank shaft position sensor is located in the bell housing and picks up a signal from the engine flywheel with each revolution. A scan tool may reveal a trouble code

AUTO DOCTOR

for the crank shaft position sensor.

Dear Doctor: My question is about cleaning the glass windows on my 1977 Cadillac. A friend told me that I could use a very fine grade steel wool to remove small particles both on the outside and inside of the glass. Would the use of steel wool scratch the glass? — Tony

Dear Tony: Anytime you take an abrasive material to a smooth surface, you could damage it, unless great care is taken. Even with proper technique, the finish could dull or be damaged. There are many non-abrasive glass products to remove film, bugs and more. I advise you not to use any abrasive material on the glass or paint surface. Consult a local body or glass shop for advice. Some glass companies can remove very light scratches from the windshield. If you can feel the scratch with your finger nail, it will not be able to be removed.

Dear Doctor: Could you tell me when and why auto manufacturers stopped using carburetors? — Bob

Dear Bob: American car companies started in the 1950s with a mechanical fuel injection on very few Chevrolets. That followed into the '70s with electronic fuel injection. Chrysler also had a few fuel-injected

cars in the '60s. VW was one of the first to use fuel injection on many models.

The main switch-over came in the mid '80s. Fuel injection allowed measuring precise fuel and air ratio to meet tougher emission requirements. Another benefit to fuel injection is increased mileage and longer engine life due to precise fuel delivery.

Dear Doctor: What are your thoughts on changing the transmission fluid on my 1996 T-Bird with 106,000 miles? I heard a fluid change could actually do more harm than good. — Jim

Dear Jim: That's a loaded question. If the fluid is dark brown and smells burnt, I would suggest removing the transmission pan, and starting with a filter and fluid change. You will only be adding 5-6 quarts of fluid, not replacing the entire 12-plus quarts. If the fluid is a red color then I would have the system flushed. I know a lot of readers may not agree with this answer, but this is what I recommend to my own customers at my shop.

Dear Doctor: I own a 1992 Jaguar SJ-6. When the engine and transmission get hot, the transmission kicks down and a light on the dash illuminates. Most of the time, if I shut the car off and restart it, the light goes out and the transmission shifts fine. Would changing the fluid and filter correct this problem? — Donna

Dear Donna: It sounds like an electrical sensor in the transmission is failing. On some imports such as your car, it may require a trip to a transmission shop or dealer familiar with the transmission in your car. At the time of repair they will also change the transmission fluid and filter.

Dear Doctor: I recently took my four-cylinder 2001 Toyota Camry to the dealer for the 30,000-mile service. Their estimate was \$800. After deleting some of the recommended services the estimate was \$400. They also said the battery did not hold up under the load test. The Toyota replacement battery was \$139. I thought Toyotas were good cars and inexpensive to own. The price of the dealer battery was almost double major stores' cost. What are your thoughts? — Gloria

Dear Gloria: Manufacturers recommend services at mileage intervals. Some dealers will add to the manufacturer's recommendations. You can take the vehicle to any repair shop for the manufacturer's recommended services. Any free warranty service must be performed at the dealer. As for the \$139 battery, I agree that it is higher than the cost at a local shop or major retailer. Import cars, such as your Toyota, do need to be serviced on a regular basis.

Send questions to: Auto Doctor, 3 Court Circle, Lakeville, MA 02347.

WEEKLY SALES

ALAMEDA

1420 9th St - \$593,000
3406 Brithorn - \$543,000
57 Britt Ct - \$748,000
1626 Broadway - \$598,000
1009 Central Av - \$700,000
19 Chilmark Ln - \$890,000
3316 Fir Av - \$620,000
135 Gainsborough - \$969,000
1011 Grand St - \$2,200,000
319 Hollister Av - \$861,500
913 Independence B44 - \$650,000
149 Inverness Wy - \$830,000
31 Miranda Ct - \$925,000
1626 Morton St - \$616,500
2128 Mosely Av - \$973,000
1444 Page St - \$600,000
976 Park St - \$905,000
2 Shannon Cr - \$939,000
2101 Shoreline 280 - \$455,000
1421 Versailles - \$171,500
3292 Washington - \$674,000
1625 Wood St - \$599,000

ALBANY

767 Gateview Av - \$785,000
535 Pierce St 1210 - \$490,000
545 Pierce St 3103 - \$445,000

BERKELEY

1908 8th St - \$585,000
1141 Addison St - \$550,000
3231 California St - \$650,000
49 Canyon Rd - \$751,000
2601 College 304 - \$459,000
1171 Cragmont - \$1,050,000
1341 Derby St - \$569,000
744 Grizzly Peak - \$1,100,000
1203 Haskell St - \$540,000
1545 Josephine St - \$755,000
1435 Milvia St - \$745,000
1208 Ordway St - \$871,000
2300 Prince St - \$850,000
2211 Rose St - \$1,250,000
2224 Rose St - \$930,000
1603 Russell St - \$699,000
974 Santa Barbara - \$1,100,000
1635 Scenic Av 5 - \$675,000
1457 Stannage Av - \$605,000
2634 Virginia St 23 - \$442,000

EL CERRITO

3335 Carlson Bl - \$509,000
1515 Liberty St - \$480,000
2517 Mira Vista Dr - \$963,000
772 Pomona Av - \$737,000
217 Ramona Av - \$580,000

EL SOBRANTE

4393 Fieldcrest Dr - \$668,000
5305 Ridgeview B12 - \$300,000
5811 Robinhood - \$530,000
3854 Valley Ln - \$480,000

EMERYVILLE

1121 40th St - \$380,000
1052 45th St - \$1,000,000
1224 53rd St - \$619,000
183 City Limits - \$541,000
184 City Limits - \$551,000

KENSINGTON

531 Kenyon Av - \$701,000

OAKLAND

1604 104th Av - \$455,000
2170 104th Av - \$380,000
2369 107th Av - \$475,000
1666 11th St - \$550,000
1720 14th St - \$618,000
1434 15th Av - \$500,000
2123 25th Av - \$370,000
699 26th St - \$275,000
1535 29th Av - \$500,000
532 30th St 10 - \$350,000
532 30th St 14 - \$375,000
532 30th St 18 - \$365,000
664 30th St - \$530,000
808 31st St - \$428,000
931 34th St - \$665,000
2310 35th Av - \$600,000
955 37th St - \$355,000
2309 38th Av - \$405,000
1801 39th Av - \$692,500

2194 40th Av - \$530,000
439 42nd St - \$710,000
411 48th St - \$780,000
350 49th St B - \$520,000
887 52nd St - \$415,000
1123 58th Av - \$385,000
1162 58th Av - \$423,000
3591 65th Av - \$800,000
645 65th St - \$728,500
661 65th St - \$700,000
683 66th St - \$680,000
1746 67th Av - \$395,000
2251 83rd Av - \$480,000
1252 84th Av - \$600,000
2248 84th Av - \$600,000
2221 88th Av A - \$598,500
1912 88th Av - \$425,000
1214 91st Av - \$228,000
1143 92nd Av - \$256,000
1634 9th Av - \$505,000
667 Aileen St - \$675,000
4016 Altamont - \$675,000
4242 Balfour Av - \$870,000
6290 Bancroft Av - \$332,500
23 Bell Waver Wy - \$900,500
565 Bellevue 1507 - \$700,000
5339 Brann St - \$484,500
3602 Brookdale Av - \$608,000
720 Canyon Oaks G - \$340,000
7269 Chabot Rd - \$902,000
1573 Chandler St - \$455,000
2821 Chapman AB - \$469,000
182 City Limits - \$530,000
16 Clara Ct - \$420,000
637 Clara St - \$340,000
6329 Colby St - \$650,000
3167 Coolidge - \$575,000
3542 Davis St - \$350,000
3307 E. 17th St - \$450,000
2424 E. 23rd St - \$415,000
1397 E. 128th St - \$480,000
1621 E. 38th St - \$668,000
624 East Jean St - \$510,000
2926 Eastman Av - \$550,000
1311 Excelsior Av - \$950,000
55 Fairmont 110 - \$276,000
55 Fairmont 201 - \$300,000
55 Fairmont 309 - \$279,000
688 Fairview St - \$515,000
3865 Fairway Av - \$635,000
3039 Florida St - \$516,000
8033 Fontaine St - \$495,000
989 Franklin Ct 422 - \$425,000
5743 Gaskill St - \$610,000
2718 Grande Vista - \$410,000
2507 Havenscourt - \$440,000
3334 Herrier St - \$740,000
6204 Hillmont - \$435,000
385 Jayne Av 105 - \$300,000
117 Kerwin Av - \$370,000
3945 La Cresta - \$877,000
6114 La Salle Av - \$558,500
1 Lakeside 1906 - \$453,500
1 Lakeside 2004 - \$1,148,000
34 Leamont Ct - \$645,000
2032 Leimert Bl - \$815,000
1428 Madison 201 - \$210,000
5109 Manila Av - \$710,000
5910 Margarido Dr - \$880,000
15 Marguerite Dr - \$607,500
3717 Maybelle Av - \$515,000
876 McElroy St - \$390,000
5742 Moraga Av - \$850,000
311 Oak St 309 - \$655,000
424 Orange St 101 - \$300,000
6814 Outlook Av - \$541,000
3554 Pierson St - \$750,000
2837 Regatta Dr - \$638,000
2841 Regatta Dr - \$641,000
2845 Regatta Dr - \$719,500
5831 Ross St - \$990,000
3442 Salisbury - \$525,000
365 Santa Clara - \$1,300,000
5941 Shattuck Av - \$568,000
10327 Shaw St - \$395,000
492 Staten Av 803 - \$855,000
2407 Telegraph 403 - \$444,000
21 Thousand Oaks - \$665,000
2807 Truman Av - \$375,000
1636 Tucker St - \$390,000
371 Vernon St 3 - \$575,000
613 Via Rialto Dr - \$1,215,000
2655 Wakefield Av - \$675,000
9904 Walnut St - \$390,000
1023 West Grand - \$545,000
507 Wickson 307 - \$412,000
7330 Woodrow - \$1,380,000

PIEDMONT

190 Sandringham - \$1,800,000

RICHMOND

227 15th St - \$400,000
11 16th St - \$710,000
560 17th St - \$230,000
523 21st St - \$500,000
333 29th St - \$700,000
760 30th St - \$540,000
666 31st St - \$450,000
595 32nd St - \$405,000
946 33rd St - \$450,000
458 5th St - \$450,000
589 5th St - \$350,000
870 8th St - \$555,000
125 Bayside Ct - \$300,000
155 Bayside Ct - \$420,000
29 Bayside Ct - \$405,000
2511 Baywood - \$479,000
203 Bissell Av - \$765,000
5625 Clinton Av - \$649,000
3135 Eria Wy - \$520,000
3518 Garvin Av - \$435,000
6825 Kensington Av - \$650,000
200 Marina Lakes 199 - \$301,500
144 Marina Lakes - \$298,000
50 Marina Lakes r - \$379,500
178 Marina Lakes - \$522,000
18 Marina Lakes - \$440,500
194 Marina Lakes - \$288,000
209 Marina Lakes - \$510,000
58 Marina Lakes - \$423,000
848 Market Av - \$485,000
515 Pennsylvania - \$360,000
4722 Potrero Av - \$423,000
6125 Rosalind Av - \$495,000
215 Seaview Dr - \$854,500
320 South 25th St - \$350,000
614 South 33rd St - \$412,000
420 South 38th St - \$400,000
411 South 49th St - \$425,000
6005 Tehama Av - \$550,000
2866 Tulare Av - \$605,000
773 Ventura St - \$465,000
622 Western Dr - \$735,000
319 Wilson Av - \$500,000
102 Windjammer - \$625,000

SAN LEANDRO

1577 146th Av - \$545,000
1387 147th Av - \$625,000
1650 163rd Av - \$435,000
128 Beverly Av - \$699,000
318 Caliente Dr - \$383,000
16684 Cowell St - \$720,000
759 Crosby Pl - \$570,000
1019 Cumberland A - \$550,000
1216 Drake Av - \$580,000
14101 E. 14th 301 - \$419,000
2400 Easy St - \$677,000
210 Garcia Av - \$463,500
1166 Glen Dr - \$1,050,000
2019 Gulfstream - \$880,000
451 Mitchell Av - \$610,000
1665 Renaissance - \$560,000
465 Ruth Ct - \$685,000
14729 Saturn Dr - \$570,000
1235 Sherry Ct - \$810,000
502 Sterling Dr - \$413,000
574 Superior Av - \$710,000
15120 Swenson St - \$430,000
16581 Toledo St - \$680,000
453 Violet St - \$515,000
2337 West Av 134th - \$802,000
14960 Western Av - \$525,000
606 White Fir Dr - \$535,000

SAN LORENZO

16267 Ashland Av 3 - \$485,000
1976 Bandoni Av - \$560,000
16893 Genevieve Pl - \$523,000
16104 P. Del Campo - \$480,000
17201 Via Arroyo - \$555,000
15819 Via Hornitos - \$680,000
1417 Via Manzanitas - \$520,000

By the numbers

ALAMEDA

TOTAL SALES: 22
LOWEST PRICE: \$455,000
HIGHEST PRICE: \$2,200,000
MEDIAN PRICE: \$711,500
AVERAGE PRICE: \$800,023

See SALES, Page D3

Thrifty Car Sales

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1938 Packard Touring Sedan requires appropriate dressing

BY VERN PARKER
MOTOR MATTERS

Before Robin Cawelti arrived on the scene, the Packard Motor Co. had been gone. She can't recall seeing one Packard in daily traffic on the streets of San Francisco.

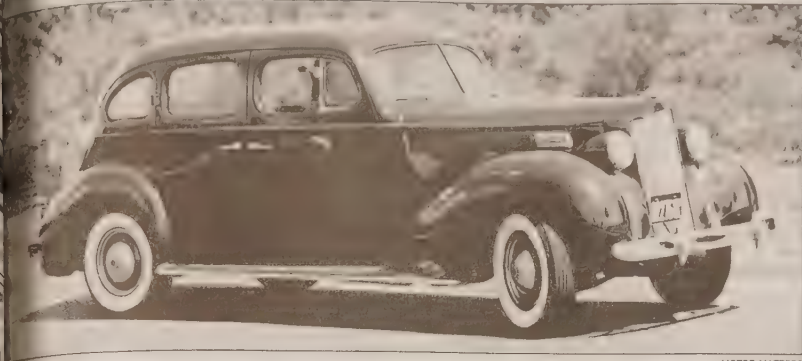
CLASSIC CLASSICS

At an antique car exhibit about a decade ago, she saw a yellow pre-war Packard convertible, and her perspective on life altered. If there was any way at all she could swing a deal to buy a Packard, she would.

In March 2004, she moved to Washington, D.C. to take a position with the Department of Treasury. Soon thereafter, one of her colleagues mentioned his fa-

ther had an old car he was selling. Cawelti attempted to learn more about the car, but her colleague knew nothing more. A few months later, she learned the car was a 1938 Packard 110 Touring Sedan located in Spencer, N.Y., near the Finger Lakes region.

Good fortune found Cawelti the next day when a California friend who appraised antique automobiles telephoned and said, "Guess where I am?" He told her he was in Binghamton, N.Y., on business. She asked him if he would stop by Spencer and cast a critical eye on the old Packard.



AN ANTIQUE CAR EXHIBIT, Robin Cawelti saw a yellow pre-war Packard convertible, and her perspective on life altered. If there was any way at all she could swing a deal to buy a Packard, she would and she did in 2004.

He did, and reported back, giving the car a thumbs-up. The odometer registered only 17,000 miles.

When new, the 3,525-pound Packard, with an all-steel body, had a base price of \$1,070. Behind the famous Packard grille is a 245-cubic-inch six-cylinder engine that develops 100 horsepower. The car rides on a 122-inch wheelbase.

August 2004, found Cawelti in upstate New York inspecting the car. Seeing the car, she was swept off her feet. The Packard was purchased as an early birthday present. It arrived at her Alexandria, Va. home on the back of a truck early one morning at the end of September.

The Packard rolled off the truck on

See CLASSICS, Page D4

EMERYVILLE		LOWEST PRICE: \$383,000
TOTAL SALES: 5	HIGHEST PRICE: \$1,050,000	
LOWEST PRICE: \$380,000	MEDIAN PRICE: \$570,000	
HIGHEST PRICE: \$1,000,000	AVERAGE PRICE: \$608,944	
MEDIAN PRICE: \$551,000		
AVERAGE PRICE: \$618,200		
SAN LORENZO		
TOTAL SALES: 7	LOWEST PRICE: \$480,000	
LOWEST PRICE: \$445,000	HIGHEST PRICE: \$680,000	
HIGHEST PRICE: \$785,000	MEDIAN PRICE: \$523,000	
MEDIAN PRICE: \$490,000	AVERAGE PRICE: \$543,286	
AVERAGE PRICE: \$573,333		
KINGSTON		
TOTAL SALES: 1	LOWEST PRICE: \$210,000	
LOWEST PRICE: \$442,000	HIGHEST PRICE: \$1,380,000	
HIGHEST PRICE: \$745,000	MEDIAN PRICE: \$525,000	
AVERAGE PRICE: \$758,800	AVERAGE PRICE: \$562,034	
OAKLAND		
TOTAL SALES: 116	LOWEST PRICE: \$210,000	
LOWEST PRICE: \$442,000	HIGHEST PRICE: \$1,380,000	
HIGHEST PRICE: \$745,000	MEDIAN PRICE: \$525,000	
AVERAGE PRICE: \$758,800	AVERAGE PRICE: \$562,034	
PIEDMONT		
TOTAL SALES: 1	LOWEST PRICE: \$210,000	
LOWEST PRICE: \$442,000	HIGHEST PRICE: \$1,380,000	
HIGHEST PRICE: \$745,000	MEDIAN PRICE: \$525,000	
AVERAGE PRICE: \$758,800	AVERAGE PRICE: \$562,034	
RICHMOND		
TOTAL SALES: 44	LOWEST PRICE: \$230,000	
LOWEST PRICE: \$442,000	HIGHEST PRICE: \$1,380,000	
HIGHEST PRICE: \$745,000	MEDIAN PRICE: \$525,000	
AVERAGE PRICE: \$758,800	AVERAGE PRICE: \$562,034	
SAN LEANDRO		
TOTAL SALES: 27	LOWEST PRICE: \$230,000	
LOWEST PRICE: \$442,000	HIGHEST PRICE: \$1,380,000	
HIGHEST PRICE: \$745,000	MEDIAN PRICE: \$525,000	
AVERAGE PRICE: \$758,800	AVERAGE PRICE: \$562,034	

This list is provided by California Resource, a real estate information company that obtains the information from the County Recorder's Office. Neither California Resource nor this newspaper guarantees the completeness or accuracy of the information. All questions should be directed to CalResource@aol.com.

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Classics

FROM PAGE D3

four-ply 6.50x16-inch B.F. Goodrich Silvertown wide white sidewall tires. Each wheel has a small hubcap with "Packard Six" surrounding the red hexagon trademark at the center. Between each hubcap and the trim ring mounted along the perimeter of each wheel are three almost delicate pinstripes. All four bumper guards also carry the red Packard hexagon.

Cawelti says she probably wouldn't have bought the car if it had been a newer model. She's enamored by the pre-sealed beam bulbous headlight lenses, the long-handled floor shift lever and the two-piece windshield.

She is fond of the little design elements the Packard folks put on the car, including the chrome strip starting at the radiator cap and extending the length of the engine hood, across the cowl ventilator, up the windshield divider and onto the roof of the car.

At the other end of the 16-foot, 4.25-inch-long car is a pair of long, chrome hinges on the trunk lid. Another nice touch is the rear tag light with "Packard" on the glass lens.

Cawelti has learned the original owner was a teacher who obviously drove the car sparingly. The second owner, a bank president, had the handsome Packard only a couple of years. Except for being repainted in the original green hue, the 67-year-old car is virtually in original condition.

The pristine gunmetal-gray dashboard and unblemished three-spoke steering wheel are proof the Packard has always been garage-kept. A clock is mounted in the glove compartment door and beneath the dashboard is the only accessory on the car, a two-door genuine Packard heater.

Even though the speedometer can register speeds up to 100 mph, Cawelti says she has never gone above 55. "I don't want to make it unhappy," she said, patting a fender. It takes 15 quarts of coolant, six quarts of oil and 18

gallons of gas to keep the engine running happily.

Cawelti plans to make appearances at various antique car shows while striving to maintain the car in its original state as much as possible. "That's my plan," she said.

In the meantime, she thoroughly enjoys dressing in period clothing whenever she takes the Packard for a drive, explaining that the car seems to run better when she is dressed appropriately.

For your car to become the subject of the Classic Classics column, send a photo (frontal 3/4 view) plus brief details and phone number to Vern Parker, 2221 Abbottsford Drive, Vienna, VA 22181. Only photos of good quality will be considered.

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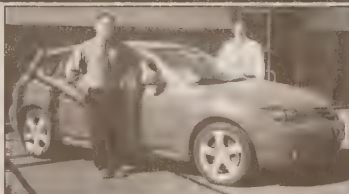
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Cemetery Plots & Crypts

DOUBLE NICHES \$3300
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Call 925-825-4525

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Leaving Country
Stunning Mission style
solid oak 5 pc. dresser
dining table NEW
\$2000. Call 925-973-9999

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Furniture, tickets, garage sales

Machinery & Tools

DRYWALL tools, rental
store closing. Over
250 tools \$30-70-6768

Spas & Tanning Beds

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used. 30 jets, therapy
seats. Loaded. Still in
dewar. Call del.
925-925-9455

SPA covers \$299

925-634-5134, 7days 9-9

Swimming Pools

SPRINGING Pool easy
as a mbly & m al n
925-925-9455

Business Opportunities

ABSOLUTE GOLDMINE!
60 vending machines
\$10,995. 800-234-6982

Spas & Tanning Beds

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seats. Loaded. Still in
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SPA covers \$299

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At Contra Costa Health Services, our people make the difference!

Contra Costa Health Services is a comprehensive county health system located in the beautiful family-based community of Contra Costa County. CCHS employs more than 3,500 individuals and is dedicated to improving the health of all people in Contra Costa County with special attention to those who are most vulnerable to health problems. With the opening of the Contra Costa Regional Medical Center the people of Contra Costa gained a valuable new community resource: a modern state-of-the-art public hospital dedicated to serving the health care needs of all county residents.

With an excellent management team and a growing need for county health services, NOW is the time to join our dynamic staff.

We are seeking exceptional candidates for the following:

NURSING PROGRAM MANAGER

\$7,544 - \$8,317 per month

We are seeking dynamic leaders for two Nursing Program Manager positions. One position will be assigned to the Detention Facility and the other to the Critical Care Unit at the Contra Costa Regional Medical Center, both located in Martinez. Working collaboratively with assigned nursing staff including Charge Nurses, you'll maintain the operation of the unit ensuring clinical competency of subordinate staff, interviewing and hiring new staff, and participation in resolving staff needs. Will also develop departmental quality improvement plans and the on-going management and support of inter/intra-hospital Continuous Quality Improvement (CQI) Programs which includes responsibility for designing and implementing policies to achieve and maintain goals that ensure the delivery of quality patient care and excellent service. Requires valid and unrestricted license as a Registered Nurse issued by the State of California, possession of a Baccalaureate degree in Nursing from an Accredited college or university plus 3 years of full-time experience as a Registered Nurse in an acute care hospital, one year of which was in the capacity of Charge or Head Nurse. For the Detention opportunity, 1 year of the required experience must have been in a Detention Facility. For the Critical Care opportunity, 2 years of the required experience must have been in a Critical Care Unit in an acute care hospital, a Valid-Advanced Life Support Certification, and one of the following: a) National Critical Care Registered Nurse Certification or, b) National Progressive Care Certified Nurse. **Applications must be received by September 9, 2005 at 5:00 p.m.**

PHARMACIST II

\$6,894 - \$8,798 per month

Contra Costa Regional Medical Center in Martinez and the Health Center in Pittsburg are recruiting for two full-time vacant positions in the outpatient pharmacies. The individuals appointed to these positions will function as a section leader providing day-to-day direction to other pharmacists and pharmacy technicians. Duties include the preparation/dispensing of pharmaceuticals typical in an outpatient setting, including hyper-alimentation and chemotherapy medications, as well as other duties assigned. Requirements: Valid registration to practice Pharmacy in California and 2 years of full-time experience as a Registered Pharmacist in an accredited acute care hospital, OR 3 years of full-time experience as a Registered Pharmacist in a licensed pharmacy.

MEDICAL RECORDS TECHNICIAN

\$3,101 - \$3,961 per month

Contra Costa Regional Medical Center in Martinez and the Health Center in Richmond are recruiting for five immediate vacancies. MRTs are responsible for completing detailed analysis of medical records for chart content and documentation requirements. They also assign diagnostic and procedural codes using the ICD-9-CM and CPT-R coding systems. Requires 12 months FT experience in either the medical records work unit of an acute care hospital or ambulatory care clinic or in an authorization unit of a Health Maintenance Organization (HMO.) Ability to type a net typing speed of 40 words per minute. **Final Filing: September 9, 2005.**

MEDICAL RECORDS ADMINISTRATOR

\$4,477 - \$5,441 per month

The Richmond Health Center is recruiting individuals to fill one (1) vacancy in the classification of Medical Records Administrator. The MRA is primarily responsible for the administration and supervision of a Medical Records Unit. Responsibilities include: evaluation of medical records work procedures, recommending changes as necessary and developing new policies. Requirements: Eligibility for registration with the American Health Information Management Association as a Registered Health Information Administrator (RHIA) within twelve (12) months of employment. Appointees must pass an examination for certification as a Registered Health Information Administrator issued by the AHIMA.

PUBLIC HEALTH NURSE PROGRAM MANAGER

\$6,672-\$8,110 per month

We are seeking an experienced RN to act as Public Health Nurse Program Manager in the Health Care for the Homeless Program. The Health Care for the Homeless Program is a multi-disciplinary bilingual team of medical, social support and administrative professionals. This team provides: urgent medical care, TB testing, Medi-Cal and Basic Adult Care eligibility assistance, plus Mental Health/Substance Abuse support and linkage. In addition, you'll also assist in program and budget development, develop programs for public health information and education services, plan and implement the mobile health clinics, and supervise clinical services related to the program. Requires CA RN license, BSN, plus three years of full-time experience in a public health facility as an administrator, manager, or health care services provider. (Substitutions for one year of experience may apply.)

PSYCHIATRIC TECHNICIAN

\$3,496 - \$4,465 per month

Psychiatric Technicians provide psychiatric nursing care services to patients who are mentally ill, emotionally disturbed, or mentally retarded. They are part of an interdisciplinary team which includes medical care and mental health staff working collaboratively to develop and implement treatment and discharge plans. Requirements: Possession of a valid license to practice as a Psychiatric Technician issued by the State of California Board of Vocational Nurse and Psychiatric Technician Examiners. Special Requirements: 1) Prior to and as a condition of employment - ability to successfully pass a pharmacology test administered by the County, 2) during the probation period - ability to successfully pass a Basic Life Support (CPR) test administered by the County, and 3) must be certified in the management of assaultive behavior for assignment to Start Team upon completion of probation.

INFORMATION SYSTEMS TECHNICIAN I

\$4,140 - \$5,032 per month

We are seeking two Information Systems Technicians to perform various help desk functions, desktop installation, as well as printer network connectivity, configuration, and support. IS Technicians receive requests for assistance from departmental staff regarding desktop and computer related problems including hardware, software, peripheral printers and related equipment. Position requires HS Diploma supplemented by nine (9) college semester units or twelve (12) college quarter units in Information Systems, Computer Science or a closely related field, plus 1 year of full-time experience performing information systems equipment installation duties. Some substitutions accepted. **Applications must be received by September 9, 2005 at 5:00 p.m.**

COMPUTER OPERATOR III

\$3,586 - \$4,359 per month

Will have primary responsibility for monitoring and operating various data processing devices including printers, tape and disk drives, tape cleaners, personal and network computers, computer consoles and terminals. This includes responding to questions and inquiries from systems users regarding hardware or software application problems, collecting batch jobs for daily processing, documenting all completed jobs, conducting system and database back-ups on a routine basis, and maintaining the tape library. Position requires possession of a HS Diploma, GED equivalence, or HS proficiency certificate, plus twelve (12) college semester units or twelve (12) quarter units in Computer Operations, Information Processing or other computer science related field and/or equivalent computer vocational training including Six months of full-time experience as a Computer Operator II in Contra Costa County or twelve months of full-time experience as a computer operator in a medium to large scale computer system. Some substitutions accepted. **Applications must be received by September 9, 2005 at 5:00 p.m.**

We are also seeking experienced RNs & LVNs in the following areas:

RNs

Intermediate care unit (step-down) noc shift • OR • ED (PMs & NOCs) Advice Unit • Pediatric unit
Detention • Postpartum • Psychiatric Department (inpatient and emergency)

LVNs

ED noc shift-1 year Med/Surg preferred • Detention • Psychiatry • Perinatal • Ambulatory Care

OTHER OPPORTUNITIES AVAILABLE

Laboratory Technician (\$3,003.96 - \$3,651.34/mo.) • Environmental Services Supervisor (\$3,162.68 - \$3,844.26/mo.)

We offer an excellent benefits package associated with all permanent positions!

To apply for any of these positions, unless otherwise noted, please contact Human Resources at: (925) 335-1701, or visit:

www.co.contra-costa.ca.us/depart/hr

For more information on the Health Services Department, please visit:

www.cchealth.org

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Research & Development Careers

Clorox Technical Center

Located in the heart of the Tri-Valley in Pleasanton, the Clorox Technical Center offers convenient access off of I-580/I-680 and BART. This is where Clorox employees take direct consumer feedback and drive technology to shape the next generation of consumer products. Within our Research & Development organization, your experience will help create and enhance products that make people's lives easier, healthier and better.

Join Clorox and prepare to make your mark. We are seeking Scientists and Engineers for the following areas:

- Product Development
- Process Engineering
- Packaging Engineering
- Project Management
- Product Safety, Regulatory
- Microbiology
- Chemistry
- Food Science

The Clorox Company offers competitive compensation, comprehensive benefits, a flexible work environment, and opportunities for advancement and learning. Please view our Research & Development opportunities at: www.thecloroxcompany.com/careers and reference Source Code: CCT

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Wagon, Tiptronic, Lthr,
Mnrf \$22,988 #036277
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ketplace 800-259-9196

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Automatic Warranty

#450965 \$9,990
Walnut Creek Honda
1-866-872-2851

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\$9500/bo 925-518-4459

TW 1998 Cabrio, 5-spd,
56k a/c CD. Xint Cond!
\$7250/bo 925-586-4187

TW 1998 Jetta. GLS
4DR, Automatic. Must
Sell White, Sunroof,
Alloy \$5375 #008258
&C Auto 925-339-0321

TW 1997 Jetta GLS New
starter & tires, Leather.
er. \$3700. 925-984-6737

TW 1996 Cabrio Conv.
Like New, Lthr, Full
loaded, 76k original
miles \$5650 #008258
T&C Auto 925-339-0321

TW 1996 Jetta, black,
\$3000/bo 510-528-1124

TW 1993 Cabriolet
112k, wht., AT, AC, CD
\$4900. 925-915-0898

**VW 1978 Bus, 1 owner,
adv. wgn. conv. \$1500
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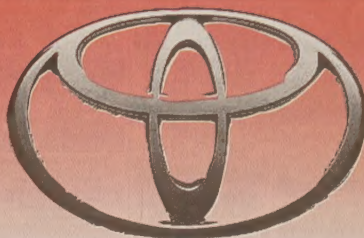
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#600209**\$16,999****'01 Lexus ES 300**Auto, Leather, Moonroof
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